**District No. 5 - Tim Murphy** 



#### BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

November 19, 2021

VIA ELECTRONIC MAIL

Kendal Lotze City Switch II-A, LLC 1900 Century Place NE, Suite 320 Atlanta, GA 30345

Re: Special Exception 0631 – Otter Bay Communication Tower Board of Adjustment Determination Letter

Dear Mr. Lotze,

At the November 16, 2021 Board of Adjustment ("Board") hearing, the Board approved your application for a Special Exception for an essential service communications tower, as permitted in Section 4.2.34 of the County's Land Development Regulations ("LDRs") in accordance with Section 12.2 of the County's LDRs. Per Section 12.1.1 of the County's LDRs, there is a thirty (30) day appeal period for all Special Exceptions. If no appeal is filed within thirty (30) days, the decision of the Board shall become final, subject to the condition. No permits shall be issued until the thirty (30) day appeal period has expired.

Attached for your records is a copy of Resolution BA SE 0631.

If you have any questions, please do not hesitate to contact me at <a href="mailto:bstubbs@columbiacountyfla.com">bstubbs@columbiacountyfla.com</a> or (386) 754-7119.

Sincerely,

Brandon M. Stubbs Community Development Coordinator Land Development Regulation Admin.

Cc: Jeff Wright – Henderson, Franklin, Starnes, & Holt, P.,A.

#### **RESOLUTION NO. BA SE 0631**

A RESOLUTION OF THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, GRANTING A SPECIAL EXCEPTION WITH APPROPRIATE CONDITIONS AND SAFEGUARDS AS AUTHORIZED UNDER SECTION 4.2.34 OF THE LAND DEVELOPMENT REGULATIONS TO ALLOW FOR A WIRELESS COMMUNICATIONS FACILITY AS AN ESSENTIAL SERVICE WITHIN THE AGRICULTURE-3 ("A-3") ZONE DISTRICT ON CERTAIN LANDS WITHIN THE UNINCORPORATED AREA OF COLUMBIA COUNTY, FLORIDA; PROVIDING FOR REVOCATION OF THE SPECIAL EXCEPTION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Land Development Regulations, hereinafter referred to as the Land Development Regulations, empowers the Board of Adjustment of Columbia County, Florida, hereinafter referred to as the Board of Adjustment, to grant, to grant with appropriate conditions and safeguards or to deny special exceptions as authorized under Section 3.2 of the Land Development Regulations;

WHEREAS, a petition for a special exception, as described below, has been filed with the County;

WHEREAS, pursuant to the Land Development Regulations, the Board of Adjustment held the required public hearing, with public notice having been provided, on said petition for a special exception, as described below, and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has found that they are empowered under Section 3.2 of the Land Development Regulations to grant, to grant with appropriate conditions and safeguards or to deny said petition for a special exception, as described below;

WHEREAS, the Board of Adjustment has determined and found that the granting with appropriate conditions and safeguards of said petition for special exception, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare;

WHEREAS, the Board of Adjustment has determined and found that the special exception is generally compatible with adjacent properties, other property in the district and natural resources; and

WHEREAS, the Board of Adjustment has determined and found that:

- (a) The proposed use would be in conformance with the Comprehensive Plan and would not have an undue adverse effect on the Comprehensive Plan;
- (b) The proposed use is compatible with the established land use pattern;
- (c) The proposed use will not materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
- (d) The proposed use will not have an undue adverse influence on living conditions in the neighborhood;
- (e) The proposed use will not create or excessively increase traffic congestion or otherwise affect public safety;
- (f) The proposed use will not create a drainage problem;
- (g) The proposed use will not seriously reduce light and air to adjacent areas;
- (h) The proposed use will not adversely affect property values in the adjacent areas;

- (i) The proposed use will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and
- (j) The proposed use is not out of scale with the needs of the neighborhood or the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, THAT:

<u>Section 1</u>. Pursuant to a petition SE 0631, a petition by Kendal Lotze, agent for Clyde F. Varnes, owner, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated March 31, 2021 and submitted as part of a petition dated March 31, 2021, to be located on property described, as follows:

A part of the SE ¼ of the SW ¼ of Section 12, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Begin at NW Corner of the SE ¼ of the SW ¼ of said Section 12, and run thence N. 87°03′54″E. along the north line of the SE ¼ of the SW ¼, a distance of 141.15 feet to the west right-of-way line of NE Clyde Varnes Road (A 60-foot County Maintained Public Right-of-Way); Thence S.01°25′42″W. along the west right-of-way line of NE Clyde Varnes Road, a distance of 499 feet, more or less; Thence S.87°29′36″W. a distance of 128 feet, more or less, to the west line of the SE ¼ of the SW ¼; Thence N.01°30′54″E. along the west line of the SE ¼ of the SW ¼, a distance of 494.64 feet to the Point of Beginning.

Containing 1.53 acres, more or less.

A Portion of Tax Parcel Number 12-3s-17-04927-000

<u>Section 2</u>. A site plan, as described above, is herewith incorporated into this resolution by reference, shall govern the development and use of the above described property. Any deviation from the site plan shall be deemed a violation of the Land Development Regulations.

<u>Section 3</u>. The use of land approved by this special exception shall be in place, or a valid permit shall be in force for the construction of such land use within twelve (12) months of the effective date of this resolution. If such land use is not in place or if a valid permit for the construction of such land use is not in effect, within twelve (12) months of the effective date of this resolution, this resolution granting with appropriate conditions and safeguards such special exception is thereby revoked and of no force and effect.

<u>Section 4</u>. If the use of land approved by this special exception ceases for any reason for a period of more than six (6) consecutive months, this resolution shall be thereby revoked and of no force and effect.

<u>Section 5</u>. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

<u>Section 6</u>. This resolution shall become effective upon adoption.

PASSED AND DULY ADOPTED, in special session with a quorum present and voting, by the Board of Adjustment this  $16^{th}$  day of November 2021.

Attest:

Brandon M. Stubbs, Secretary to the

Board of Adjustment

BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA

Teena Ruffo, Acting Chair

## BOARD OF COUNTY COMMISSIONERS • COLUMBIA COUNTY

# **Board of Adjustment Hearing Date: Quasi-Judicial Hearing**

November 16, 2021

SE 0631 - A request for a Special Exception pursuant to Section **SUBJECT:** 

4.2.34 to allow for a wireless communications facility as an essential service in the Agriculture-3 ("A-3") Zone District on an approximate

1.53-acre subject property.

Kendal Lotze of City Switch II-A, LLC **APPLICANT/AGENT:** 

Clyde F. Varnes **PROPERTY** 

OWNER(S):

LOCATION: North of Single Family Residences and Vacant Agricultural Lands;

> South of Interstate Highway 10 ("I-10") and Vacant Agricultural Lands; East of Vacant Agricultural Lands; West of Single Family Residence and Vacant Agricultural Lands; Columbia County,

Florida.

A Portion of 12-3s-17-04927-000 PARCEL ID

**NUMBER(S):** 

±1.53-acres ACREAGE:

Agriculture **EXISTING FLUM** 

Agriculture-3 ("A-3") **EXISTING ZONING** 

Brandon M. Stubbs **PROJECT PLANNER:** 

#### **SUMMARY**

The proposed Special Exception would allow for a wireless communication facility as an essential service. The subject property is located in an A-3 Zone District. The subject property is currently vacant.

#### **Existing Official Zoning Atlas with Subject Property**

The Agriculture-3 ("A-3") Zone District is described as follows in Section 4.5.1 of the Land Development Regulations ("LDRs"):

"The "A" Agricultural category includes three zone districts: A-1, A-2 and A-3. Lands in these districts are intended to provide for areas primarily consisting of agricultural and residential uses consistent with the areas as designated agricultural within the county's comprehensive plan."

#### **ZONING DISTRICT COMPARISON**

Zoning District:	
	Agriculture - 3 ("A - 3")
Max. Gross Density:	One (1) Dwelling Unit per Five (5) Acres
Minimum Lot Area	5 Acres
Floor Area Ratio:	0.20
Typical Uses*:	All Agriculture Activities, The Processing, Storage, and Sale of Agricultural Products, Single-Family Dwellings, Mobile Homes, Plant Nurseries and Greenhouses, Homes of six or fewer residents which otherwise meet the definition of a "Community Residential Facility", Public Elementary and Middle Schools, and Churches and other Houses of Worship

#### **SURROUNDING USES**

The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property.

**Table 1. Surrounding Land Uses** 

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North I-10/Vacant Conservational Lands  South Single Family Residences/Vacant Agricultural Lands  East Single Family Residences/Vacant Agricultural Lands		Conservation	Conservation ("CSV")
		Agriculture	Agriculture-3 ("A-3")
		Agriculture	Agriculture-3 ("A-3")
West	Vacant Conservational Lands	Conservation	Conservation ("CSV")

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The applicant proposes a zoning designation that is consistent with the proposed underlying Future Land Use Map ("FLUM") Designation. Below is a chart of the existing and proposed FLUM Designation and the proposed corresponding zoning designation consistent with said proposed FLUM Designation.

Table 2. Zoning Consistency with Underlying Future Land Use Map Designation

Existing FLUM Designation	Existing Zoning Designation	Consistent
Agriculture	Agriculture-3 ("A-3")	✓

The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed Site Specific Amendment to the Official Zoning Atlas:

- Future Land Use Element
- Transportation Element

Staff has reviewed the application for a Site Specific Amendment to the Official Zoning Atlas for consistency with the Comprehensive Plan and finds the application consistent with the Comprehensive Plan and the Goals, Objectives, and Policies (GOPs) therein.

#### **ENVIRONMENTAL CONDITIONS ANALYSIS**

#### **Wetlands**

According to Illustration A-VI of the Comprehensive Plan, entitled Wetlands Areas, which is based upon the National Wetlands Inventory, dated 1987, and the National Wetlands Reconnaissance Survey, dated 1981, there are no wetlands located on the subject property.

**Evaluation:** The NWI do not depict wetlands on the subject property; therefore, there are no issues related to wetland protection.

## **Soil Survey**

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Columbia County, Florida, dated October 1984. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There is one (1) soil type found on the subject property:

1) Sapelo fine sand soils are poorly drained, nearly level soils in the flatwoods. The surface and subsurface layers are comprised of fine sand to a depth of 57 inches. The subsoil layer is comprised of sandy clay loam to a depth of 80 inches or more. Sapelo fine sand soils have moderate limitations for building site development and severe limitations for septic tank absorption fields.

**Evaluation:** The soil types found on the subject property Sapelo fine sand soils. Sapelo fine sand soil types pose severe limitations for septic tank absorption field and moderate limitations for building sites. Given the proposed use is a communications tower, there are no issues related to soil suitability.

#### **Flood Potential**

Panel 0305D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property is in Flood Zone "X" (areas determined to be outside of the 500-year floodplain) and Flood Zone "A" (areas determined to be subject to the annual one-percent chance of flood with no know Base Flood Elevation).

**Evaluation:** Given the portion of the subject property where development is proposed is located in a flood zone "X", there is no concern of flood on the subject property.

#### **Stream to Sink**

According to the <u>Stream to Sink Watersheds</u>, prepared by the Suwannee River Water Management District and adopted by the Board of County Commissioners, dated June 2, 2001, the subject property is located within a stream to sink area.

**Evaluation:** Section 4.2.38 of the County's LDRs regulates Stream to Sink watershed areas. Section 4.2.38 requires all development not otherwise prohibited to comply with the following:

- 1. All new development, redevelopment and expansion of existing development shall provide stormwater detention or retention and treatment for development within a stream to sink watershed consistent with the rules of the Suwannee River Water Management District, as contained in chapter 40B, Florida Administrative Code.
- 2. All new development not connected to a central sanitary sewer system shall be limited to densities that prevent degradation of groundwater quality. Where the installation, use and proper maintenance of technologically advanced wastewater treatment or septic systems are shown to be effective in maintaining groundwater quality, higher densities may be permitted in stream to sink watershed areas.
- All new development, redevelopment and expansion of existing development shall ensure that post development water runoff rate does not exceed pre-development runoff rate and that water quality is not degraded within stream to sink watershed areas.
- 4. All new development shall comply with all other applicable requirements of these land development regulations.

Given the proposed development meets the requirements of the Stream-to-Sink Watershed, there is no concern related to Stream to Sink Watersheds.

#### **Minerals**

According to Illustration A-VII of the Comprehensive Plan, entitled Minerals, which is based upon Natural Resources, prepared by the Florida Department of Environmental Protection, 2012, the subject property is within an area known to contain phosphate deposits.

**Evaluation:** There are no issues related to minerals.

#### **Historic Resources**

According to Illustration A-II of the Comprehensive Plan, entitled Historic Resources, which is based upon the Florida Division of Historical Resources, Master Site File, dated 2013, there are no known historic resources located on the subject property.

**Evaluation:** There are no issues related to historic Resources.

## **Aguifer Vulnerability**

According to the <u>Columbia County Floridan Aquifer System Protection Zone Map</u>, prepared by the Advance GeoSpacial Inc., dated September 29, 2009, the subject property is located in a vulnerable area.

**Evaluation:** While the subject property is located in a vulnerable area, there is no issue related to aquifer vulnerability.

#### **Vegetative Communities/Wildlife**

According to Illustration V-I of the <u>Data and Analysis Report</u>, entitled Vegetative Communities, the subject property is located within a non-vegetative community.

**Evaluation:** There is no known wildlife habitats associated with a non-vegetative community; therefore, there is no issue related to vegetative communities or wildlife.

# COMPLIANCE WITH THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

The Future Land Use Element of the Comprehensive Plan and Section 12.2.1 of the Land Development Regulations ("LDRs") establish standards with which all Special Exception applications must be found to be compliant. Further, Section 4.2.34 of the LDRs provides additional requirements for wireless communications facilities. Staff's evaluation of the application's compliance with the applicable standards of the Future Land Use Element of the Comprehensive Plan, Section 12.2.1 of the LDRs, and Section 4.2.34 of the LDRs is provided below.

- 1) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
  - **Evaluation and Findings:** The applicant has submitted a site plan with the request for a Special Exception that provides means of ingress and egress to the property and proposed structures.
- Off-street parking and loading areas, where required, with particular attention to the items in [subsection] (1) above and the economic, noise, glare, or odor effects of the special exception on adjoining properties and properties generally in the district.
  - **Evaluation and Findings:** The applicant proposes a wireless communications facility as an essential service. These types of facilities are not manned facilities; however, there is ample area for parking located on-site.
- Refuse and service areas, with particular reference to the items in [subsections] (1) and (2) above.
  - **Evaluation and Findings:** The proposed use is a wireless communications facility as an essential service. As previously mentioned, the types of facilities are typically unmanned; therefore, refuse and service areas are not warranted.
- **4)** Utilities, with reference to locations, availability, and compatibility.
  - **Evaluation and Findings:** The proposed use of a wireless communications facility is not anticipated to generate any additional impact to utilities.
- **5)** Screening and buffering with reference to type, dimensions, and character.
  - **Evaluation and Findings:** The applicant is providing adequate collapse buffers around the tower per Section 4.2.34(4)(2)(c) of the LDRs. Further, the applicant is providing the required 8-foot security fencing around the wireless communications facility per Section 4.2.34(4)(2)(i) of the LDRs.
- Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effects, and compatibility and harmony with properties in the district.
  - **Evaluation and Findings:** The applicant is not proposing any advertising signage at this time. The applicant has provided the required identification signage per Section 4.2.34(4)(2)(j) of the LDRs.
- 7) Required yards and other open space.
  - **Evaluation and Findings:** The site plan indicates that the required setback and open space standards have been met.

- 8) Considerations relating to general compatibility with adjacent properties and other property in the district including, but not limited to:
  - a) Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan;
    - **Evaluation and Findings:** Section 4.2.34 of the LDRs encourages wireless communications facilities to be located in non-residential areas. The subject property has an Agriculture Future Land Use Map Designation. Wireless communications facilities are encouraged to be located in these areas.
  - b) Whether the proposed use is compatible with the established land use pattern;
    - **Evaluation and Findings:** The proposed use of a wireless communications facility is compatible with the established land use pattern. Further, Section 4.2.34 encourages wireless communications facilities to be located in non-residential areas.
  - c) Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets;
    - **Evaluation and Findings:** The applicant is requesting a wireless communications facility as an essential service; therefore, the proposed amendment would not increase or overtax the load on public facilities.
  - d) Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood;
    - **Evaluation and Findings:** As an essential service, it is not anticipated that the proposed use would be advantageous to the community or neighborhood. In fact, essential services are meant to service the surrounding community and/or neighborhood.
  - e) Whether the proposed use will adversely influence living conditions in the neighborhood;
    - **Evaluation and Findings:** It is not anticipated that the proposed use of a wireless communications facility will adversely influence the living conditions of the neighborhood.
  - f) Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety;
    - **Evaluation and Findings:** The proposed use is an unmanned wireless communications facility; therefore, the proposed amendment should not create any impacts to public facilities, including traffic.
  - g) Whether the proposed use will create a drainage problem;
    - **Evaluation and Findings:** The amount of impervious surfacing associated with wireless communications facilities is minimal; therefore, the proposed change should not create a drainage problem.
  - h) Whether the proposed use will seriously reduce light and air to adjacent areas;
    - **Evaluation and Findings:** The proposed amendment will not seriously reduce light or air to adjacent areas.
  - i) Whether the proposed use will adversely affect property values in the adjacent area;

- **Evaluation and Findings:** It is not anticipated that the proposed amendment will affect property values of the adjacent area.
- j) Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations; and
  - **Evaluation and Findings:** It is not anticipated that the proposed change would be a deterrent to the improvement or development of adjacent properties.
- k) Whether the proposed use is out of scale with the needs of the neighborhood or the community.
  - **Evaluation and Findings:** As an essential service, the proposed use is not out of scale with the needs of the neighborhood or the county.

#### **PUBLIC FACILITIES IMPACT**

Given the applicant proposes a wireless communication facility that is an unmanned facility; there are no impacts to Public Facilities.

District No. 3 - Robbie Hollingsworth

District No. 4 - Toby Witt District No. 5 - Tim Murphy

# Board of County Commissioners • Columbia County

YTA

April 13, 2021

VIA ELECTRONIC MAIL

Kendal Lotze Project Manager City Switch II-A, LLC. 1900 Century Pl, Suite 320 Atlanta, FL 30345

Re: SE 0631 - Review Comments

Dear Kendal.

The above referenced application was review for sufficiency in accordance with Columbia County's Comprehensive Plan and Land Development Regulations ("LDRs"). Please address all insufficiencies detailed below in writing and provide detail as to how each insufficiency has been addressed by 3:00 PM on Friday, April 16, 2021. If any additional submittals are required, please submit them digitally via the County's Digital Submittal Portal at: <a href="https://www.columbiacountyfla.com/PermitSearch/UploadLogin.aspx">https://www.columbiacountyfla.com/PermitSearch/UploadLogin.aspx</a>

- 1) The applicant has provided propagation maps; however, the propagation maps do not include a comparison of the proposed tower and co-location on an existing approximately one-mile to the southwest of the proposed tower. The applicant must provide propagation maps demonstration co-location on the existing tower located at 701 NE Harrington Court, Lake City, FL 32055 (Tax Parcel Number 10296-002) and provide justification as to why co-location is not possible.
- 2) The applicant must address attached comments by Chris Monzingo, P.E., PMP, with OMNICOM Consulting Group, Inc., dated April 12, 2021.

If you have any questions or comments, please do not hesitate to contact me. Sincerely,

Brandon M. Stubbs Community Development Coordinator Land Development Regulations Admin.

Cc: Chris Monzingo, OMNICOM

From: Chris Monzingo
To: Brandon Stubbs

Subject: Re: FW: SE 0631 - Otter Bay Comm Tower

Date: Monday, April 12, 2021 8:40:46 AM

Attachments: Otter Bay Sites.pdf

#### Brandon,

I have completed my initial review of SE 0631 (Otter Bay). I would request the following additional information from the applicantant:

- 1. Please provide the coordinates for the each of the sites shown on the surrounding sites map along with antenna mounting height centerlines and azimuths. See attached page from the application.
- 2. I would also request that the applicant consider an existing tower ASR 1211515 (30:13:46.6 N 82:33:5.2 W) for co-location.

Best Regards,

#### Chris Monzingo, P.E., PMP

Senior Consultant Omnicom Consulting Group, Inc. 2418 Mill Creek CT. STE 2, Tallahassee, FL 32308 o:(850) 792-4716, c:(850) 212-4475 www.ocg-usa.com

On Tue, Apr 6, 2021 at 1:37 PM Brandon Stubbs < <u>bstubbs@columbiacountyfla.com</u>> wrote:

Thank you, Chris! I appreciate it.

Sincerely,

Brandon M. Stubbs

**Community Development Coordinator** 

Land Development Regulation Admin.

**Building & Zoning** 

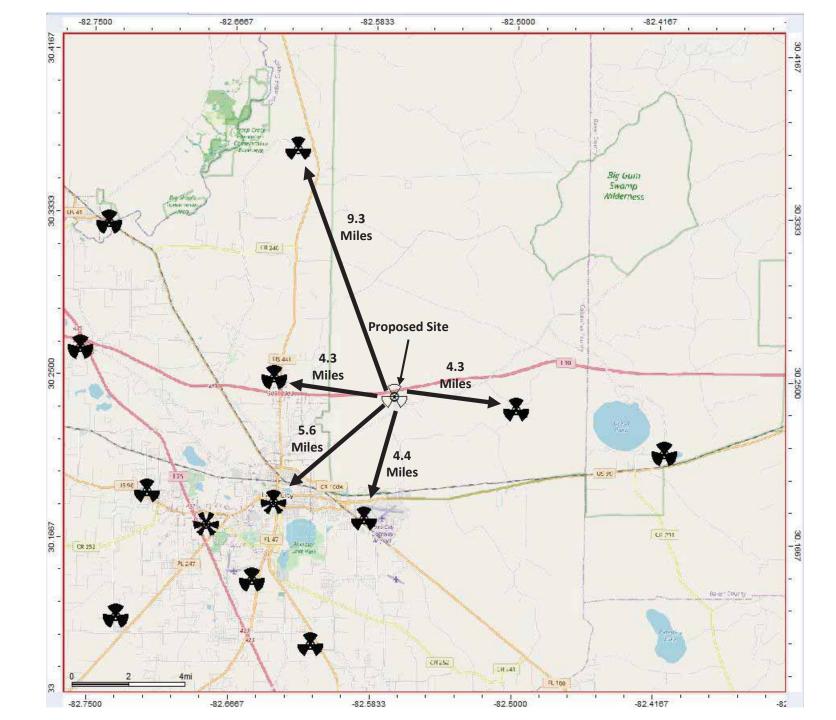
**Columbia County** 

135 NE Hernando Ave

Lake City, FL 32055

# Area of Interest

Distances to existing sites



From: Chris Monzingo
To: Brandon Stubbs

Subject: Re: FW: SE 0631 - Otter Bay Comm Tower

Date: Monday, April 12, 2021 8:40:46 AM

Attachments: Otter Bay Sites.pdf

#### Brandon,

I have completed my initial review of SE 0631 (Otter Bay). I would request the following additional information from the applicantant:

- 1. Please provide the coordinates for the each of the sites shown on the surrounding sites map along with antenna mounting height centerlines and azimuths. See attached page from the application.
- 2. I would also request that the applicant consider an existing tower ASR 1211515 (30:13:46.6 N 82:33:5.2 W) for co-location.

Best Regards,

#### Chris Monzingo, P.E., PMP

Senior Consultant Omnicom Consulting Group, Inc. 2418 Mill Creek CT. STE 2, Tallahassee, FL 32308 o:(850) 792-4716, c:(850) 212-4475 www.ocg-usa.com

On Tue, Apr 6, 2021 at 1:37 PM Brandon Stubbs < <u>bstubbs@columbiacountyfla.com</u>> wrote:

Thank you, Chris! I appreciate it.

Sincerely,

Brandon M. Stubbs

**Community Development Coordinator** 

Land Development Regulation Admin.

**Building & Zoning** 

**Columbia County** 

135 NE Hernando Ave

Lake City, FL 32055

From: Chris Monzingo
To: Brandon Stubbs

Subject: Re: FW: Otter Bay - SE 0631 - Review Comments

Date: Monday, September 13, 2021 10:16:47 AM

#### Brandon,

I have now had a chance to review the additional information submitted with regards to the Otter Bay tower site. I am in agreement with the coverage maps provided by the AT&T engineer. Yes the proposed site is "optimal" and will provide the most coverage improvement for the AT&T network but the existing tower site will also make improvements as well. To me this will be a tough call and I would personally relay the information to the board and let them make the final decision.

AT&T can definitely improve their coverage from the existing tower but the proposed new tower would provide slightly better improvement. The question is does that warrant the construction of a new tower structure.

Please advise on how you would like me to proceed with my report.

Best Regards,

#### Chris Monzingo, P.E., PMP

Senior Consultant Omnicom Consulting Group, Inc. 2418 Mill Creek CT. STE 2, Tallahassee, FL 32308 o:(850) 792-4716, c:(850) 212-4475 www.ocg-usa.com

On Thu, Sep 9, 2021 at 12:57 PM Brandon Stubbs < bstubbs@columbiacountyfla.com > wrote:

Thank you, Chris. I just wanted to make sure you received it. Have a safe drive.

Sincerely,

Brandon M. Stubbs

**Community Development Coordinator** 

Land Development Regulation Admin.

**Building & Zoning** 

Columbia County

135 NE Hernando Ave

Lake City, FL 32055

Ph: (386) 754-7119

Fx: (386) 758-2160



From: Chris Monzingo [mailto:cmonzingo@ocg-usa.com]

Sent: Thursday, September 9, 2021 12:56 PM

**To:** Brandon Stubbs < bstubbs@columbiacountyfla.com > **Subject:** Re: FW: Otter Bay - SE 0631 - Review Comments

Brandon,

Sorry about that I got it yesterday just haven't had a chance to take a look at it yet. On the road at the moment when I get a chance I'll check it tonight and let you know.

On Thu, Sep 9, 2021, 12:55 PM Brandon Stubbs <a href="mailto:sep">bstubbs@columbiacountyfla.com</a>> wrote:

Hey Chris,

I was just making sure you received this.

Sincerely,

Brandon M. Stubbs

**Community Development Coordinator** 

Land Development Regulation Admin.

**Building & Zoning** 

Columbia County

135 NE Hernando Ave

Lake City, FL 32055 Ph: (386) 754-7119 Fx: (386) 758-2160 cardlogo From: Brandon Stubbs Sent: Wednesday, September 8, 2021 3:56 PM To: Chris Monzingo (cmonzingo@ocg-usa.com) < cmonzingo@ocg-usa.com> Subject: FW: Otter Bay - SE 0631 - Review Comments Hey Chris, I hope all is well. See attached revised prop maps for SE 0631 for the Otter Bay Tower. Please let me know if this address your concerns. Sincerely, Brandon M. Stubbs **Community Development Coordinator** Land Development Regulation Admin. **Building & Zoning Columbia County** 

135 NE Hernando Ave

Lake City, FL 32055

Ph: (386) 754-7119

## Fx: (386) 758-2160



From: Kendal Lotze [mailto:Kendal@Ignitewireless.com]

Sent: Wednesday, September 8, 2021 3:51 PM

**To:** Brandon Stubbs < bstubbs@columbiacountyfla.com > **Subject:** RE: Otter Bay - SE 0631 - Review Comments

Hello Mr. Stubbs,

I want to apologize again for the delay in getting this over to you, but please see the attached updated RF Propagation maps.

Please let me know if you have any questions or if this answers your concerns. 770-862-8089

#### Thank you,

**Kendal Lotze** / Project Manager <u>kendal@ignitewireless.com</u>

#### **Ignite Wireless**

Cell: 770-862-8089

Office: 470-239-0846

102 Mary Alice Park Road, Suite 505

Cumming, GA 30040 www.ignitewireless.com



From: Brandon Stubbs < bstubbs@columbiacountyfla.com >

**Sent:** Monday, June 14, 2021 2:40 PM

**To:** Kendal Lotze < <u>Kendal@Ignitewireless.com</u>> **Subject:** RE: SE 0631 - Review Comments

Thank you, Kendal.

Sincerely,

Brandon M. Stubbs

Community Development Coordinator

Land Development Regulation Admin.

**Building & Zoning** 

**Columbia County** 

135 NE Hernando Ave

Lake City, FL 32055

Ph: (386) 754-7119

Fx: (386) 758-2160



From: Kendal Lotze [mailto:Kendal@Ignitewireless.com]

**Sent:** Monday, June 14, 2021 2:13 PM

**To:** Brandon Stubbs < bstubbs@columbiacountyfla.com >

**Subject:** RE: SE 0631 - Review Comments

Hello Mr. Stubbs,
I am so sorry for the inconvenience and delay. Unfortunately it is not something I can handle myself. It seems like there is a long backup/delay with the AT&T RF engineers. I apologize again that this has taken so long, but it is not being abandoned.
2
From: Brandon Stubbs < bstubbs@columbiacountyfla.com > Sent: Wednesday, June 9, 2021 12:12 PM To: Kendal Lotze < Kendal@Ignitewireless.com > Subject: RE: SE 0631 - Review Comments
Kendal,
Any updates of providing the require revisions? Is this application being abandoned?
Sincerely,
Brandon M. Stubbs
Community Development Coordinator
Land Development Regulation Admin.
Building & Zoning
Columbia County

#### 135 NE Hernando Ave

Lake City, FL 32055

Ph: (386) 754-7119

Fx: (386) 758-2160



From: Brandon Stubbs

**Sent:** Friday, May 14, 2021 12:36 PM

**To:** 'Kendal Lotze' < <u>Kendal@Ignitewireless.com</u>> **Subject:** FW: SE 0631 - Review Comments

Kendal,

Any update on providing the revisions? Also, I still have not been able to get ahold of Mr. Tagliani. The number is busy and never rings.

Sincerely,

Brandon M. Stubbs

**Community Development Coordinator** 

Land Development Regulation Admin.

**Building & Zoning** 

**Columbia County** 

135 NE Hernando Ave

Lake City, FL 32055

Ph: (386) 754-7119

Fx: (386) 758-2160



From: Brandon Stubbs

**Sent:** Tuesday, April 13, 2021 1:53 PM

**To:** 'Kendal Lotze' < <u>Kendal@Ignitewireless.com</u>>

Cc: Chris Monzingo (<a href="mailto:cmonzingo@ocg-usa.com">cmonzingo@ocg-usa.com</a>>; Joel Foreman

(jforeman@columbiacountyfla.com) <jforeman@columbiacountyfla.com>

**Subject:** SE 0631 - Review Comments

Dear Kendal.

Attached are the review comments for SE 0631 for Otter Bay Communications Tower. Please address the comments, provide required revisions, and any additional documentation on or before Friday, April 16, 2021 at noon. Please note objections per Section 4.2.34(11) and (12) of the Land Development Regulations which requires evidence of applicant's inability to collocate on a reasonable basis on an otherwise suitable existing communication tower for the location of proposed antenna, and evidence that the communication tower is needed to meet the applicant's propagation requirements.

There is an existing tower approximately one-mile from the proposed tower. In order for the proposed tower to be approved, documentation must be provided, and verified, that the proposed tower meets the above criteria, per the LDRs.

Sincerely,

Brandon M. Stubbs

**Community Development Coordinator** 

Land Development Regulation Admin.

Building & Zoning

Columbia County

135 NE Hernando Ave

Lake City, FL 32055

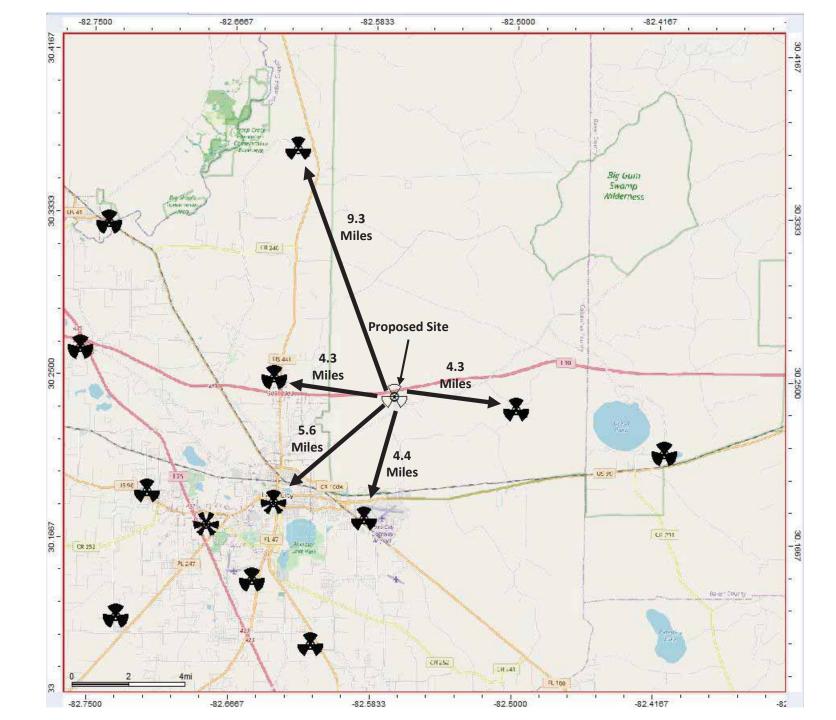
Ph: (386) 754-7119

Fx: (386) 758-2160



# Area of Interest

Distances to existing sites





13 September 2021

#### OMNICOM CONSULTING GROUP, INC.

TECHNICAL REVIEW REPORT
SPECIAL EXCEPTION (SE 0625) FOR
Wireless Communications Tower Facility
for

COLUMBIA COUNTY

for

City Switch II-A

305' Self-Supporting Tower

This report is in response to the Columbia County's request to perform consulting services related to the City Switch II-A (City Switch) application to construct a 305' self-supporting tower located off Sill Road on parcel 12-3S-17-04927-000 Lake City Florida. City Switch will build and own this tower while AT&T will be the anchor tenant. Omnicom Consulting Group, Inc. (OCG) has been contracted to review, analyze and evaluate the application for compliance with Columbia County's Land Development Regulations, specifically Section 4.2.34

# Upon review of the application OCG would recommend approval of the special exception application.

As part of OCG's due diligences a search for existing tower sites, public structures or other appropriate support structures in the immediate area of the proposed tower site was performed. OCG performed this search through the use of the FCC ASR database, Google Earth and other available tower data bases. OCG was able to locate one existing tower structure within 1.5 miles of the proposed location.

OCG requested that the applicant consider this tower for co-location and as a result the AT&T RF engineer provided additional coverage maps from this existing tower detailing the differences between the proposed and existing sites. OCG reviewed and analyzed all submitted information from the applicant and is in agreement with the AT&T RF engineer. The proposed site provides considerable amount more coverage in the target area for this site. The table below summarizes the amount of coverage along an approximate 4 mile stretch of I-10 (the target area).

#### Coverage Comparison

Coverage Map	System Configuration	I-10 in vehicle coverage in target area
1	Existing (No new site)	0%
2	Proposed Site	82.8%
3	Alternate Existing Tower	58.2%

Submitted by:

Christopher J. Monzingo, P.E., PMP

Senior Consultant



#### FCC ASR SEARCH RESULTS

ASR Registration Search Results

https://wireless2.fcc.gov/UlsApp/AsrSearch/asrResults.jsp?searchType...

ASR Registration Search

#### **Registration Search Results**

#### **Displayed Results**

Specified Search

PA = Pending Application(s)

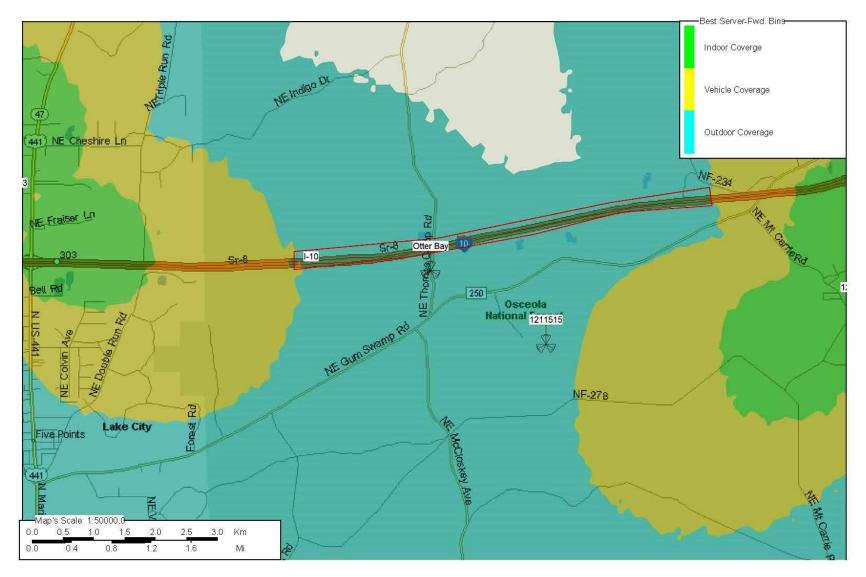
Latitude='30-14-25.2 N', Longitude='82-34-15.5 W', Radius=2.4 Kilometers

	Registration Number	Status	File Number	Owner Name	Latitude/Longitude	Structure City/State	Overall Height Above Ground (AGL)
1	1211515	Constructed	A1189219	STC Two, LLC	30-13-46.6N 082-33-05.2W	Lake City, FL	77.7
2	1318175	Granted	A1175399	CitySwitch II,	30-14-26.0N 082-34-15.5W	Lake CIty, FL	96.0

CLOSE WINDOW

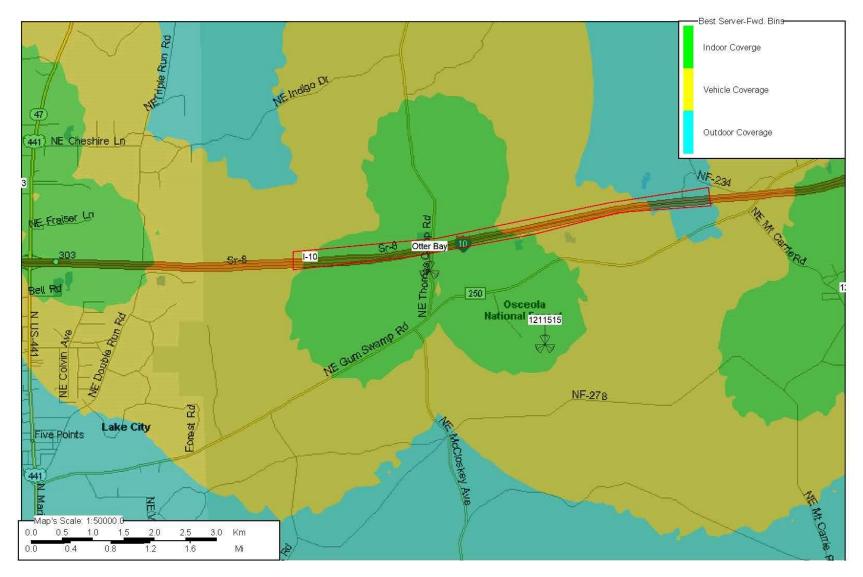
1 of 1 9/13/2021, 3:39 PM





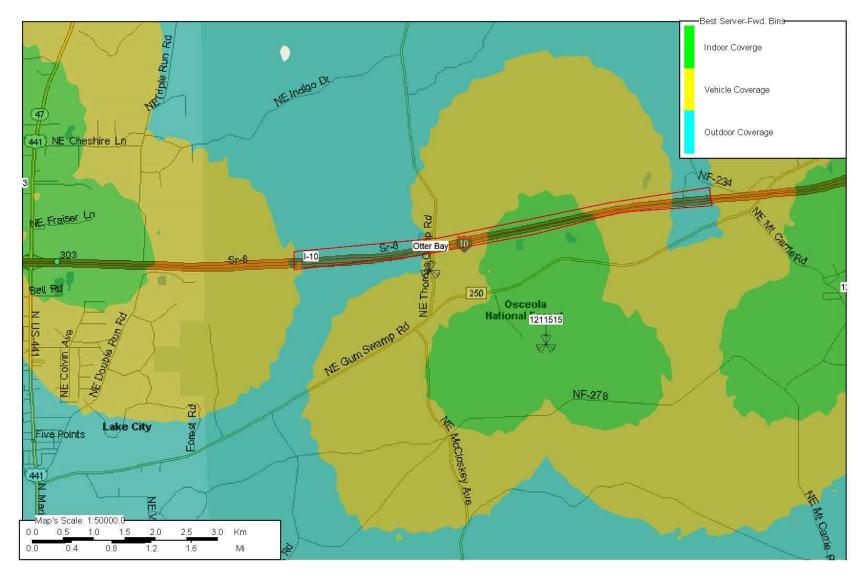
Coverage Map 1 (Existing Network Configuration)



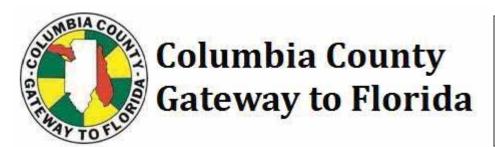


Coverage Map 2 (With Proposed Site)





Coverage Map 3 (With Existing Alternate Site)



FOR PLANNING USE ONLY Application # SE_0631		
Application Fee \$3,500.00 (plus consultant fees		
in excess of \$2,500.00)		
Receipt No		
Filing Date		
Completeness Date		

# Special Exception Application – Communication Towers

A.	PRO	DJECT INFORMATION					
	1.	. Project Name: Otter Bay					
	2.	Address of Subject Property: Still Road, Lakek City, FL 32055					
	3.						
	4.	A ' 11 O					
	5.	Zoning Designation: A-2					
	6.	Acreage: 26.07					
	7.						
	8.	Proposed use of Property: Wireless Communications Tower Facility					
	9.	Section of the Land Development Regulations ("LDRs") for which a Special Exception is					
		requested (Provide a Detailed Description): Section 4.2.34					
		New 50' x 50' fenced compound within new 100' x 100' lease area and new 305' self support tower.					
		No new water or sewer is required as facility is unmanned.					
B.	APF	PLICANT INFORMATION					
	1.	Applicant Status □ Owner (title holder) ■ Agent					
	2.	Name of Applicant(s): Kendal Lotze Title: Project Manager					
		Company name (if applicable): CitySwitch II-A, LLC					
		Mailing Address: 1900 Century Place NE, Suite 320,					
		City: Atlanta State: GA Zip: 30345					
		Telephone: (770) 862-8089 Fax: ( ) N/A Email: kendal@ignitewireless.com					
		PLEASE NOTE: Florida has a very broad public records law. Most written communications to					
		or from government officials regarding government business is subject to public records					
		requests. Your e-mail address and communications may be subject to public disclosure.					
	3.						
		Property Owner Name (title holder): Clyde F. Varnes					
		Mailing Address: 535 NE Clyde Varnes Rd					
		City: Lake City State: FL Zip: 32055					
		Telephone: <u>(386)</u> 752-0411 Fax: <u>()</u> N/A Email: <u>N/A</u>					
		PLEASE NOTE: Florida has a very broad public records law. Most written communications to					
		or from government officials regarding government business is subject to public records					
		requests. Your e-mail address and communications may be subject to public disclosure.					
		*Must provide an executed Property Owner Affidavit Form authorizing the agent to act on					
		behalf of the property owner.					

#### C. ADDITIONAL INFORMATION

1.	Is there any additional contract for the sale of, or options to purchase, the subject property?
	If yes, list the names of all parties involved: No.
	If yes, is the contract/option contingent or absolute: □ Contingent □ Absolute
2.	Has a previous application been made on all or part of the subject property:
	Future Land Use Map Amendment:
	Future Land Use Map Amendment Application No. CPA
	Rezoning Amendment:
	Rezoning Amendment Application No. Z
	Site Specific Amendment to the Official Zoning Atlas (Rezoning): □Yes ■No
	Site Specific Amendment to the Official Zoning Atlas (Rezoning) Application No. Z
	Variance: □Yes ■No
	Variance Application No. V
	Special Exception:
	Special Exception Application No. SE

#### D. ATTACHMENT/SUBMITTAL REQUIREMENTS

- 1. Analysis of Section 12.2.1.(3)(h) of the Land Development Regulations ("LDRs"):
  - a. Whether the proposed use would be in conformance with the county's comprehensive plan and would have an adverse effect on the comprehensive plan.
  - b. Whether the proposed use is compatible with the established land use pattern.
  - c. Whether the proposed use would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets.
  - d. Whether changed or changing conditions find the proposed use to be advantageous to the community and the neighborhood.
  - e. Whether the proposed use will adversely influence living conditions in the neighborhood.
  - f. Whether the proposed use will create or excessively increase traffic congestion or otherwise affect public safety.
  - g. Whether the proposed use will create a drainage problem.
  - h. Whether the proposed use will seriously reduce light and air to adjacent areas.
  - i. Whether the proposed use will adversely affect property values in the adjacent area.
  - j. Whether the proposed use will be a deterrent to the improvement or development of adjacent property in accord with existing regulations.
  - k. Whether the proposed use is out of scale with the needs of the neighborhood or the community

- 2. Analysis demonstrating compliance with Section 4.2.34(4) of the Land Development Regulations ("LDRs"). Analysis must include how the proposed communication tower meets the requirements of Section 4.2.34(4)(1)(a-i), Section 4.2.34(4)(2)(a-j), and Section 4.2.34(4)(1-10) of the LDRs.
- 3. Vicinity Map Indicating general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and adjacent land use.
- 4. Site Plan Including, but not limited to the following:
  - a. Name, location, owner, and designer of the proposed development.
  - b. Present zoning for subject site.
  - c. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties.
  - d. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
  - e. Area and dimensions of site (Survey).
  - f. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
  - g. Access to utilities and points of utility hook-up.
  - h. Location and dimensions of all existing and proposed parking areas and loading areas.
  - i. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
  - j. Location and size of any lakes, ponds, canals, or other waters and waterways.
  - k. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.
  - l. Location of trash receptacles.
- 5. Stormwater Management Plan—Including the following:
  - a. Existing contours at one foot intervals based on U.S. Coast and Geodetic Datum.
  - b. Proposed finished elevation of each building site and first floor level.
  - c. Existing and proposed stormwater management facilities with size and grades.
  - d. Proposed orderly disposal of surface water runoff.
  - e. Centerline elevations along adjacent streets.
  - f. Water management district surface water management permit.
- 6. Fire Department Access and Water Supply Plan: The Fire Department Access and Water Supply Plan must demonstrate compliance with Chapter 18 of the Florida Fire Prevention Code, be located on a separate signed and sealed plan sheet, and must be prepared by a professional fire engineer licensed in the State of Florida. The Fire Department Access and Water Supply Plan must contain fire flow calculations in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office ("ISO") and/or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater.

- 7. Concurrency Impact Analysis: Concurrency Impact Analysis of impacts to public facilities. For commercial and industrial developments, an analysis of the impacts to Transportation, Potable Water, Sanitary Sewer, and Solid Waste impacts are required.
- 8. Comprehensive Plan Consistency Analysis: An analysis of the application's consistency with the Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies of the Comprehensive Plan and detail how the application complies with said Goals, Objectives, and Policies). Can be submitted in conjunction with requirement 1.a above.
- 9. Legal Description with Tax Parcel Number (In Microsoft Word Format).
- 10. Proof of Ownership (i.e. deed).
- 11. Agent Authorization Form (signed and notarized).
- 12. Proof of Payment of Taxes (can be obtained online via the Columbia County Tax Collector's Office).
- 13. Fee. The application fee for a Special Exception Application for a Communication Tower is \$3,500, plus consulting fees incurred by the County in excess of \$2,500 for technical review of tower applications. No application shall be accepted or processed until the required application fee has been paid.

#### **NOTICE TO APPLICANT**

All fourteen (14) attachments are required for a complete application. Once an application is submitted and paid for, a completeness review will be done to ensure all the requirements for a complete application have been met. If there are any deficiencies, the applicant will be notified in writing. If an application is deemed to be incomplete, it may cause a delay in the scheduling of the application before the Board of Adjustment.

For submittal requirements, please see the Columbia County Building and Zoning Development Application Submittal Guidelines.

Before any Special Exception shall be granted, the Board of Adjustment shall make a specific finding that it is empowered under Article 4 of the Land Development Regulations to grant the Special Exception described in the petition, and that the granting of the Special Exception will not adversely affect the public interest. Before any Special Exception shall be granted, the Board of Adjustment shall further make a determination that the specific rules governing the individual Special Exception, if any, have been met by the petitioner and that, further, satisfactory provision and arrangement has been made.

In granting any Special Exception to the provisions of Article 4 of the Land Development Regulations, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with such regulations, including but not limited to, reasonable time limits within which the action for which the Special Exception requested shall be begun or completed, or both. Violation of such conditions and safeguards, when made a part of the terms under which the Special Exception is granted, shall be deemed a violation of the Land Development Regulations.

The Board of Adjustment requires that the applicant or representative be present at the public hearing to address and answer any questions the Board may have during the public hearing. The application may be continued to future dates if the applicant or representative is not present at the hearing.

The Columbia County Land Development Regulations require that a sign must be posted on the property ten (10) days prior to the Board to Adjustment hearing date. Once a sign has been posted, it is the property owner's responsibility to notify the Planning and Zoning Department if the sign has been moved, removed from the property, torn down, defaced or otherwise disturbed so the property can be reposted. If the property is not properly posted until all public hearings before the Board of Adjustment are completed, the Board reserves the right to continue such public hearing until such time as the property can be property posted for the required period of time.

There is a thirty (30) day appeal period after the date of the decision. No additional permitting will be issued until that thirty (30) day period has expired.

I (we) hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and correct to the best of my (our) knowledge and belief.

APPLICANT ACKNOWELDGES THAT THE APPLICANT OR REPRESENTATIVE MUST BE PESENT AT THE PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT, OTHERWISE THE REQUEST MAYBE CONTINUED TO A FUTURE HEARING DATE.

## Kendal Lotze

Applicant/Agent Name (Type or Print)	
Kendal Lotze	3.24.2021
Applicant/Agent Signature	Date

Inst. Number: 202012015120 Book: 1419 Page: 1339 Page 1 of 4 Date: 9/16/2020 Time: 2:50 PM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 0.00

BSG:dbb 8671.01-20-061 09/10/2020

This instrument prepared by Bonnie S. Green Darby Peele & Green, PLLC Attorney at Law 1241 South Marion Avenue Lake City, Florida 32025

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addressees, tax identification numbers and legal description were furnished by the parties to this instrument

	REC. 35. 50 DOC. & INT. & INDEX &
1	CONSIDERATION_
	09/16/2020 Time: 2:50PM
	339, James M Swisher Jr, Clerk of Court
Columbia, County, By: 1	BR
Deputy Clerk	
1	

# CORRECTIVE WARRANTY DEED WITH RESERVATION OF LIFE ESTATE

THIS WARRANTY DEED WITH RESERVATION OF LIFE ESTATE made this / Life day of September, 2020, by CLYDE F. VARNES, a single person, whose mailing address is 535 NE Clyde Varnes Road, Lake City, Florida 32055 (herein "Grantor") to CLYDE F. VARNES, whose mailing address is 535 NE Clyde Varnes Road, Lake City, Florida 32055, for a life estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman, and with full power and authority to retain any and all proceeds generated thereby, and the remainder to SHELLY DIANNE VARNES CARTER, whose mailing address is 7972 240<sup>TH</sup> Street, O'Brien, Florida 32071, (herein "Grantees");

#### WITNESSETH:

That Grantor, for and in consideration of love and affection, hereby grants, aliens, remises, releases, conveys and confirms unto Grantees, all that certain land situate in Columbia County, Florida, viz:

Inst. Number: 202012015120 Book: 1419 Page: 1340 Page 2 of 4 Date: 9/16/2020 Time: 2:50 PM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 0.00

Commence at the Northwest corner of the SE1/4 of SW 1/4, Section 12, Township 3 South, Range 17 East, and run thence N 87°31'13" E, along the North line of said SE 1/4 of SW1/4, 411.42 feet to the POINT OF BEGINNING, thence continue N 87°31'13" E, along said North line 420.00 feet, thence S 1°28'54" E, 735.00 feet, thence S 87°31'13" W 637.07 feet, to the East right-of-way line of Forest Service Road No. 236-3, thence Northerly along a curve concave to the right, with a radius of 785.51 feet, along a chord bearing N 8'06" W, a distance of 208.37 feet to the end of said curve, thence N 1°39'18" E, along said East right-of-way line, 33.04 feet, thence N 87°31'13" E, 239.27 feet, thence N 1°28'54" W 94.64 feet to the POINT OF BEGINNING.

#### AND

Commence at the Northwest corner of the SE 1/4 of SW 1/4, Section 12, Township 3 South, Range 17 East, and run thence N 87°31'13" E, along the North line of said SE 1/4 of SW 1/4, 831.42 feet to the POINT OF BEGINNING; thence continue N 87°34'04" E along the North line of said SE 1/4 of SW 1/4, and the North line of the SE 1/4 of SW 1/4, 757.93 feet, thence S 11°03'37 E 742.49 feet, thence S 87°31'13" W 882.32 feet , thence N 1°25'04" 739.00 feet to the POINT OF BEGINNING.

#### AND

Begin at the Northwest Corner of the SE¼ of the SW¼ of Section 12, Township 3 South, Range 17 East, Columbia County, Florida, and run North 87°29'36" East along the North Line of said SE¼ of SW¼ a distance of 411.42 feet to a concrete monument; thence South 1°30'54" East 494.64 feet to a concrete monument; thence South 87°29'36" West 411.43 feet to a concrete monument on the West Line of said SE¼ of SW¼; thence North 1°30'54" West along said West Line 494.64 feet to a concrete monument, and the Point of Beginning, EXCEPT a 60 ft. right-of-way for Forest Service Road No. 236, said exception containing 0.78 acre.

Being all of the property owned by Clyde F. Varnes in Columbia County, Florida, identified as Tax Parcel 12-3S-17-04927-000, as described in Official Records Book 260, page 158; Official Records Book 364, page 33, and Official Records Book 803, page 1041, all in the public records of Columbia County, Florida.

N.B. The purpose of this deed is to include the property described in Official Records Book 260, page 158, public records of Columbia County, Florida in the legal description contained in Warranty Deed dated August 25, 2020

Inst. Number: 202012015120 Book: 1419 Page: 1341 Page 3 of 4 Date: 9/16/2020 Time: 2:50 PM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 0.00

from Grantor to Grantee which was recorded on August 26, 2020, in Official Records Book 1418, page 61, public records of Columbia County, Florida.

This deed is given subject to easements, restrictions, reservations and limitations, of record, if any, and land use and zoning rules and regulations.

Parcel Number:

12-3S-17-04927-000

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND Grantor hereby covenants with Grantees that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

VVITNESS BONNIE S. GREEN

(Print/type name)

Witness Loretta S. Steinmann

(Print/type name)

Witnesses as to Grantor

Inst. Number: 202012015120 Book: 1419 Page: 1342 Page 4 of 4 Date: 9/16/2020 Time: 2:50 PM

James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Deed: 0.00

STATE OF FLORIDA

**COUNTY OF COLUMBIA** 

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this // day of September, 2020, by CLYDE F. VARNES, a single person, who is personally known to me.

LORETTA S. STEINMANN
Commission # GG 141530
Expires October 8, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

(NOTARIAL SEAL)

Notáry Public, State of Florida Loretta S. Steinmann

My commission expires:

### **APPLICATION AGENT AUTHORIZATION FORM**

TO: Columbia County Zoning Department 135 NE Hernando Avenue Lake City, FL 32055

### **Authority to Act as Agent**

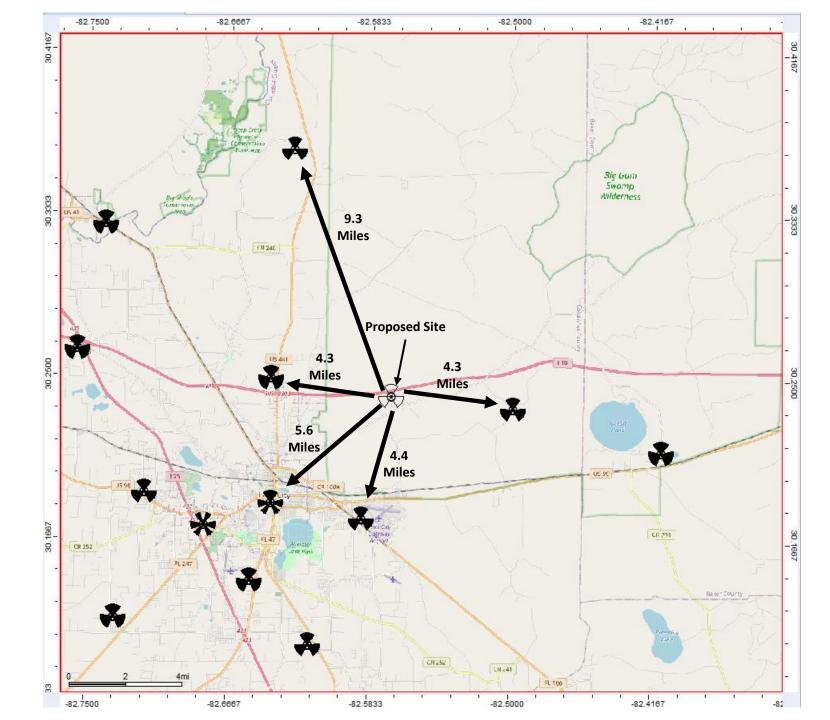
On my/our behalf, I appoint Kendal Lotze & Jeff Wright
(Name of Person to Act as my Agent)
for Ignite Wireless Inc. & Henderson, Franklin, Starnes & Holt, PA & CitySwitch, LLC
(Company Name for the Agent, if applicable)
to act as my/our agent in the preparation and submittal of this application
for Special Exception for Wireless Tower
(Type of Application)
I acknowledge that all responsibility for complying with the terms and conditions for approval of this application, still resides with me as the Applicant/Owner.
Applicant/Owner's Name: Clyde F. Varnes
Applicant/Owner's Title: Owner
On Behalf of: N/A
(Company Name, if applicable)
Telephone: 386-752-0411 Date: 10 27 2
Applicant/Owner's Signature:
Print Name: Clyde F. Varnes
STATE OF FLORIDA COUNTY OF Colombia
The Foregoing insturment was acknoeledged before me this $\frac{27}{4}$ day of $\frac{202}{4}$ by $\frac{242}{4}$ varnes, whom is personally known by me $\frac{1}{4}$ OR produced identification $\frac{1}{4}$ .  Type of Identification Produced $\frac{101}{4}$ $\frac{105}{4}$ $\frac{105}{4}$ $\frac{105}{4}$ $\frac{105}{4}$ $\frac{105}{4}$ $\frac{105}{4}$ $\frac{105}{4}$
Mr. A. Se
(Notary Signature)  (SEAL)  MELISSA A STROUD Commission #GG359816 My Commission Expires September 7, 2023

# Otter Bay Cell Site

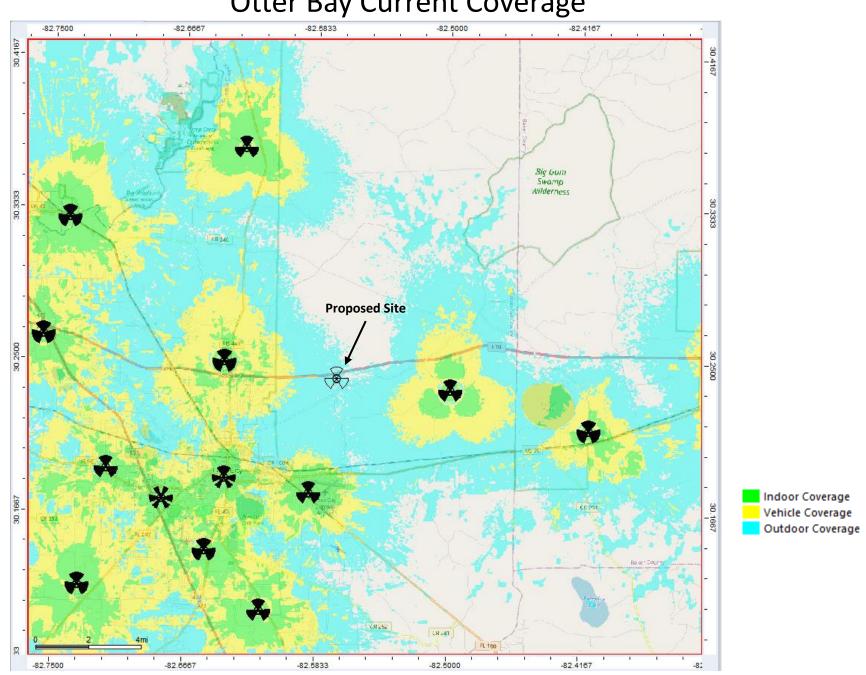
Proposal

# Area of Interest

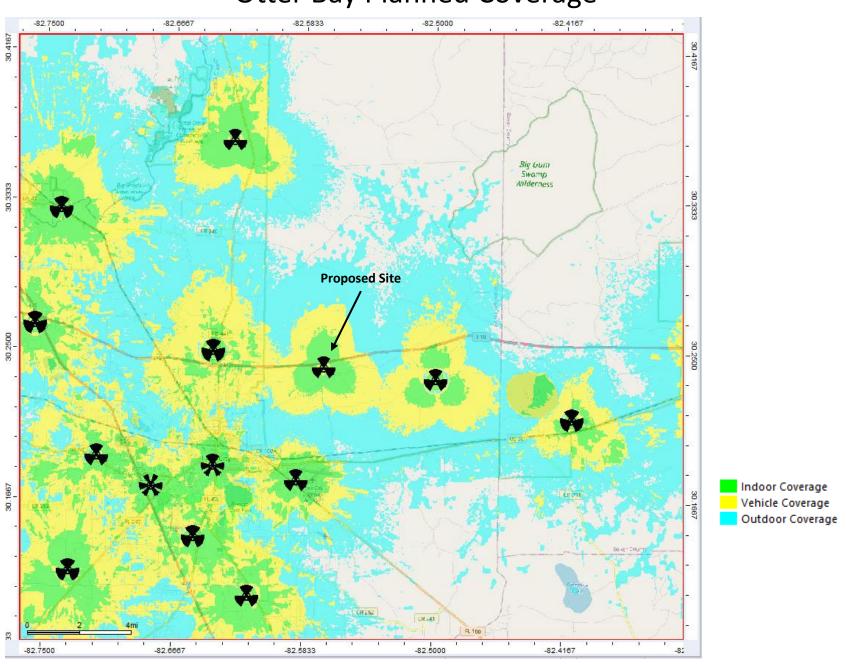
Distances to existing sites



# Otter Bay Current Coverage



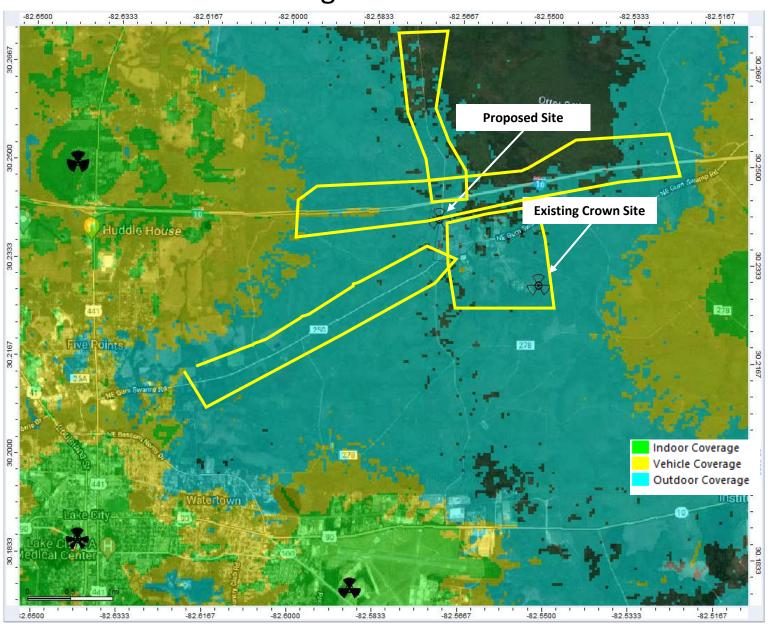
# Otter Bay Planned Coverage



# Otter Bay Candidate Analysis – Current Coverage and Improvement Targets

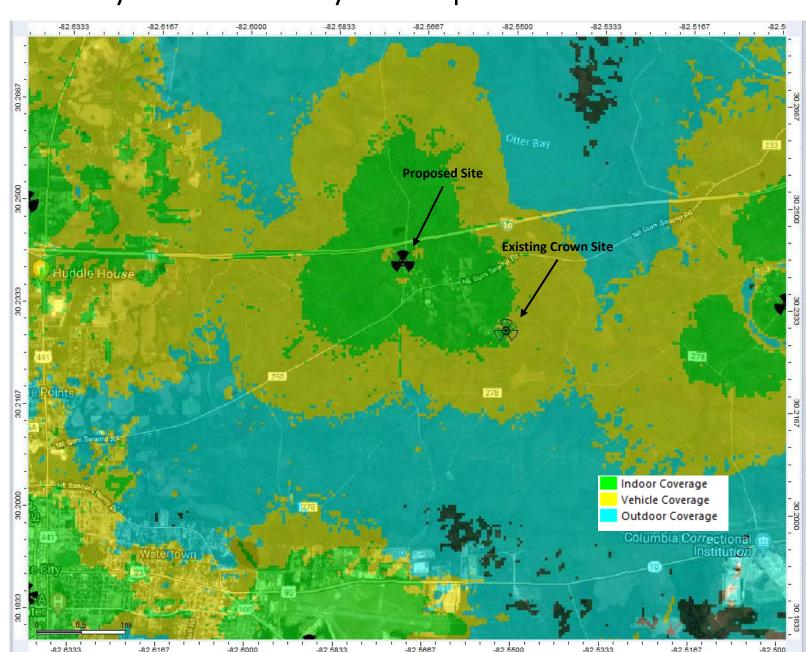
# Coverage Targets include:

- 1) I-10
- community along NE Gum Swamp Road and NE McCloskey Avenue
- 3) CR 250
- 4) Thomas Camp Road north of I-10



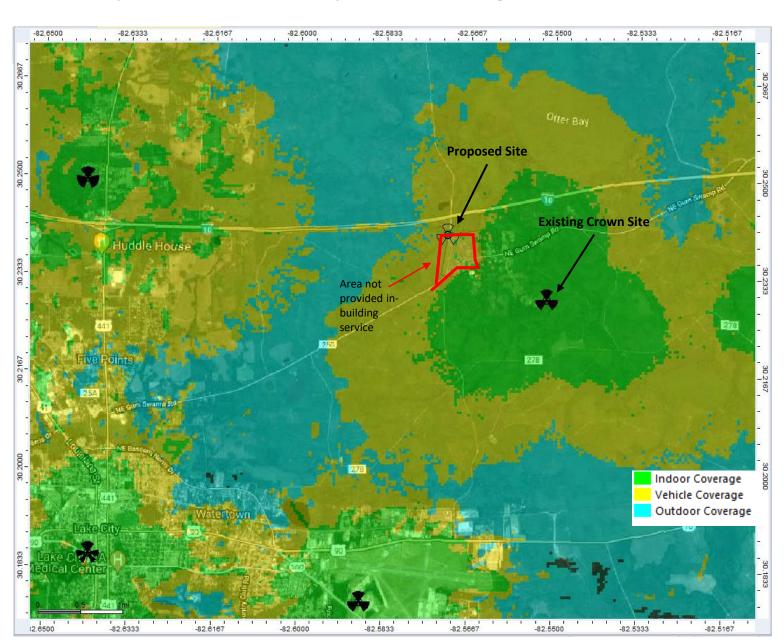
# Otter Bay Candidate Analysis – Proposed Site

- Proposed site offers more premium coverage along I-10 (2.7 miles)
- 2) Cover in entirety the community along NE Gum Swamp Road and NE McCloskey Avenue with premium in-building coverage
- 3) Offers more premium coverage along CR 250 towards county line (2.5 miles). In-vehicle coverage is 4.2 miles.
- Coverage north of I-10 along Thomas Camp Road extends 2.1 miles.



# Otter Bay Candidate Analysis – Existing Crown Site

- Existing Crown site offers only 1.2 miles of premium coverage along I-10
- 0.2sq miles of the community along NE Gum Swamp Road and NE McCloskey Avenue is not covered with premium inbuilding service.
- 3) Offers *less premium* coverage along CR 250 towards county line (1.5 miles). In-vehicle coverage is 4.2 miles.
- Coverage north of I-10 along Thomas Camp Road is only 1.4 miles.





March 24, 2021

Columbia County Building & Zoning 135 Northeast Hernando Ave, Suite 238, Lake City, FL 32055

RE: Otter Bay/FLC014 - Project Narrative/Cover Letter

To whom it may concern:

We are proposing a 305ft grey galvanized self support tower, without guyed wires. This tower is needed to provide a continuity of coverage for the area east of I-75 along I-10. This property is owned by Clyde F. Varnes who will be leasing the ground space to CitySwitch for the proposed tower. The lease area is 10,000 SQ.FT that will house the tower, equipment shelters, and utility equipment. The tower and compound will be secured with an 8ft chain link fence that will have barbed wire along the top. This tower was designed with a fall zone radius inside the 100' x 100' lease area. (See Certified Fall Zone Letter dated 2/26/2021) This tower and compound are designed to be able to accommodate future colocation and the tower will be built to support the typical needs of up to four commercial cell carriers. The tower will be screened by the existing natural landscaping and will disturb the surrounding area as little as possible. This tower is part of the National AT&T/FirstNet federal partnership that is providing a dedicated communications network for first responders across the nation. The FirstNet network will provide dedicated 21st century communication tools that are reliable, functional, and secure for first responders all over the county. More information available at <a href="https://www.firstnet.gov">www.firstnet.gov</a>

Sincerely,

**Kendal Lotze** 

Ignite Wireless Project Manager 102 Mary Alice Park Rd Suite 505 Cumming, GA 30040

Kendal Lotze

Phone: 770-862-8089



# **Transforming publics a fety communications**



The First Responder Network Authority (FirstNet) has entered into a public-private partnership with AT&T to build the first nationwide wireless broadband network dedicated to first responders for use in disasters, emergencies and daily public safety work.



FirstNet provides initial funding, 20 MHz of spectrum and deep public safety expertise to the partnership. AT&T brings a proven track record and strong commitment to public safety, as well as the commercial expertise and nationwide resources to deploy, maintain and operate the network.



This 25-year partnership offers the best overall value to America and its public safety responders – both from an investment perspective and in terms of the lifesaving technology it will put in the hands of law enforcement, fire and emergency medical personnel in communities across the nation.

### FirstNet willserve...



# Technology first responders need to save lives, protect communities







# TOP10 FREQUENTLY ASKED QUESTIONS









### 1. What is the First Responder Network Authority?

The First Responder Network Authority is the independent authority established by Congress to deliver a nationwide broadband network dedicated to public safety. The Network is strengthening public safety users' communications capabilities, enabling them to respond more quickly and effectively to accidents, disasters, and emergencies.

The First Responder Network Authority is led by a <u>Board of leaders and executives</u> from the public safety community; federal, state, and local governments; and the technology, finance, and wireless sectors. It has a staff of about 200 employees with expertise in public safety, telecommunications, customer service, technology, procurement, and other areas needed to develop the Network. It is headquartered in Reston, VA, and has a technology center and lab in Boulder, CO.

### 2. What led to the creation of the First Responder Network Authority?

The 9/11 terrorist attacks brought to the forefront the many communications challenges that first responders face during emergencies and disasters. These issues were captured in the 9/11 Commission Report, which identified gaps in emergency communications and recommended a nationwide network for law enforcement, fire, and emergency medical personnel communications.

The public safety community united to fulfill the 9/11 Commission's recommendation. Public safety organizations and associations advocated before Congress for a dedicated, reliable wireless network for first responders. Their advocacy efforts led to the passage of legislation in 2012 to create the agency to deploy the Network in all U.S. states and territories, including rural communities and tribal nations.

### 3. How has public safety been involved in the vision for the FirstNet network?

Public safety officials have worked closely with the First Responder Network Authority since its inception in 2012 to ensure the Network meets first responders' needs – today and in the future. The agency's outreach and consultation efforts have connected the organization to more than 1.8 million first responders and state public safety and technology executives across the country.

Specifically, the First Responder Network Authority has consulted extensively with <u>state single points of contact (SPOCs)</u> in each of the 50 U.S. states, 5 territories, and the District of Columbia, as well as local/municipal, tribal and federal public safety leaders. It also coordinates with public safety through the <u>Public Safety Advisory Committee (PSAC)</u>, which provides guidance and subject matter expertise from a first responder perspective. Public safety leaders at the national, state and local levels continue to advocate for and support deployment of the Network.

### 4. How was AT&T selected to build, operate, and maintain the FirstNet network?

The First Responder Network Authority and the Department of Interior made the 25-year award based on the determination of the overall best value solution for FirstNet and public safety. The buildup to the award included a fair, competitive procurement process that began in January 2016 with release of the Network RFP.

The procurement process followed the Federal Acquisition Regulation (FAR) and encouraged offerors to provide innovative solutions that could meet or exceed the needs of public safety.

The procurement was open to all entities, whether traditional wireless companies or new entrants, provided their proposal could meet the RFP's statement of objectives. AT&T was selected on a best-value award that considered financial sustainability and was based on more than just a technically acceptable solution at the lowest cost. The evaluation of proposals assessed the offerors' ability to submit a cost-effective and innovative model, and to meet or exceed the 16 objectives and evaluation factors outlined in the FirstNet RFP.

### 5. Why is the Network being built and operated through a public-private partnership?

The First Responder Network Authority and AT&T are modernizing and improving public safety communications by leveraging private sector resources, infrastructure, and cost-saving synergies to deploy and operate the Network. This public-private model also helps keep costs down for American taxpayers. To do this, Congress used the sale of communications airwaves (or spectrum) to fund FirstNet's initial operations and help start network deployment; the \$7 billion FirstNet received in initial funding came from FCC spectrum auction revenue, not taxpayer funds.

If the federal government were to build, maintain and operate this Network, the estimated cost would be tens of billions of dollars over 25 years. The Government Accountability Office has estimated it could cost up to \$47 billion over 10 years to construct and operate the Network.

With this partnership approach, the First Responder Network Authority and AT&T do not need any additional federal funding to build and operate the Network – it is a fully funded, self-sustaining Network. In return, America's first responders get services far above and beyond what they have today over a first-class broadband network dedicated to their communications needs.



### 6. What are the key terms this public-private partnership?

Congress intended for the Network to be built and operated as a public-private partnership that brings together the best of the private sector, including commercial best practices, infrastructure, and resources – with the First Responder Network Authority's public safety expertise. This approach will lead to a fully-funded, self-sustaining Network that will serve public safety for years to come. This business model is built upon the efficient use of resources, infrastructure, cost-saving synergies, and incentives, including:

- 20 MHz of federally owned spectrum and \$6.5 billion in initial funding to the partnership; in return AT&T will deploy and operate a nation-wide high-speed broadband network for public safety over 25 years.
- AT&T will invest about \$40 billion over the life of the contract to build, operate, deploy, and maintain the Network, and together with the First Responder Network Authority will help ensure the Network evolves with the needs of public safety.
- AT&T can use FirstNet's spectrum when it is not being used by public safety for other, commercial purposes. The company will prioritize first responders over any other commercial users.
- First Responder Network Authority will oversee the contract to ensure it delivers innovation, technology and customer care to public safety through various mechanisms, including subscriber adoption targets, milestone buildouts, disincentive fees and other mechanisms outlined in the contract.

### 7. What will the FirstNet Network provide first responders that they don't have today?

Today, in emergencies and at large events, heavy public use can lead to wireless communications networks becoming overloaded and inaccessible. In those instances, public safety users are treated the same as any other commercial or enterprise user, and communications can be limited due to congestion and capacity issues.

With the FirstNet Network, public safety will get a dedicated "fast lane" that provides highly secure communications every day and for every emergency. It will deliver specialized features to public safety that are not available on wireless networks today – such as priority access; preemption; more network capacity; and a resilient, hardened connection. The Network will deliver more than just a public-safety-dedicated wireless connection – it is also creating devices and apps ecosystems that will connect first responders to innovative, life-saving technologies.

### 8. How will the Network benefit first responders and help them do their jobs better?

FirstNet will improve communications, response times and outcomes for first responders from coast-to-coast, in rural and urban areas, inland and on boarders – leading to safer, and more secure communities. The Network will provide first responders with innovation and robust capacity so they can take advantage of advanced technologies, tools and services during emergencies, such as:

- Applications that allow first responders to reliably share videos, text messages, photos and other information during incidents in near real-time;
- Advanced capabilities, like camera-equipped connected drones and robots, to deliver images of wildfires, floods or other events;
- Improved location services to help with mapping capabilities during rescue and recovery operations; and
- Wearables that could relay biometric data of a patient to the hospital or alert when a fire fighter is in distress.

Network technology will also be tested and validated through the <u>FirstNet Innovation and Test Lab</u>, located in Boulder, CO, so first responders will have the proven tools they need in disasters and emergencies.

### 9. What's happening with FirstNet now?

All 50 states, five U.S. territories and Washington, D.C., have "opted in," to FirstNet, meaning each has accepted its individual State Plan detailing how the network will be deployed in their state/territory.

The First Responder Network Authority's public-private partnership with AT&T provides first responders with immediate access to mission-critical capabilities over the FirstNet network. This includes priority and preemption features that give first responders their own "fast lane" on the public safety network to communicate and share information during emergencies, large events, or other situations when commercial networks could become congested. FirstNet is the only broadband network to provide ruthless preemption for public safety.

Key FirstNet activities include:

**Expanding the Network and Building Out Band 14:** The First Responder Network Authority has issued work orders to deploy the RANs. This gave AT&T the green light to expand FirstNet's footprint and deploy Band 14 capacity and coverage throughout the nation, providing first responders with the bandwidth and mission critical connections they need to communicate, share information, and use innovative technologies every day and in every emergency.

**Driving public safety innovation:** FirstNet is also unlocking a new technology marketplace for public safety, enabling first responders to benefit from advancements in innovation. The FirstNet App Catalog store will be filling up with FirstNet-approved mobile apps that are optimized for public safety use over the Network.

Securing emergency communications: FirstNet's first-of-its-kind core infrastructure will give first responders the dedicated, highly secure, non-commercial network they deserve. The FirstNet Core, delivered in March 2018, provides full encryption of public safety data over FirstNet and end-to-end cyber security. FirstNet subscribers also have access to a dedicated Security Operations Center, offering 24/7/365 support.

**Engaging with public safety:** The First Responder Network Authority will continue to engage with public safety in the states, territories, federal agencies, and tribal nations to ensure the network meets their needs and incorporate their feedback in the design of future FirstNet products and services.

### 10. How can I learn more?

Stay up-to-date on the First Responder Network Authority activities and the building and deployment of FirstNet at <a href="www.firstnet.gov">www.firstnet.gov</a>. Follow us on <a href="twitter">Twitter</a>, <a href="Facebook">Facebook</a> and <a href="YouTube">YouTube</a>.



### PARCEL NUMBER: 12-3S-17-04927-000





### **APPROVALS**

PENDING APPROVAL OF THE JURISDICTION. THE FOLLOWING PARTIES HAVE REVIEWED THE DESIGN WITHIN THEIR FUNCTIONAL RESPONSIBILITIES AND HAVE APPROVED THIS PROJECT FOR CONSTRUCTION. CONTRACTORS MAY NOT START CONSTRUCTION WITHOUT A NOTICE TO

PROCEED (NIF).								
	PRINT NAME	SIGNATURE	<u>DATE</u>					
LANDLORD								
PRECON. MGR								
DEVELOP. MGR								
CONST. INSP.								
A&E MGR								
RF ENGINEER								
OPERATIONS								
ZONING REP								
UTILITIES								



# **NEW SITE BUILD** SITE NAME/NUMBER **OTTER BAY / FLC014 COLUMBIA COUNTY**

SITE ADDRESS STILL ROAD LAKE CITY, FL 32055

> **FA NUMBER** 15123847

**PACE JOB NUMBER** MRTFL001205

### **RFDS NOTES**

THESE CONSTRUCTION DRAWINGS ARE BASED ON RF DATA SHEET (RFDS) DATED 03/22/2020. CONTRACTOR SHALL CONFIRM WITH AT&T ON THE LATEST RFDS PRIOR TO CONSTRUCTION.

### PROJECT DESCRIPTION

NEW 50'-0" X 50'-0" FENCED COMPOUND WITHIN NEW 100'-0" X 100'-0" LEASE AREA AND NEW 305'-0' SELF SUPPORT TOWER. NO NEW WATER OR SEWER IS REQUIRED AS FACILITY IS UNMANNED.

### **UTILITIES**

**CONTACTS** 

### **ELECTRIC:**

CLAY ELECTRIC CO-OP CONTACT: T.B.D. TEL: T.B.D.

### **TELEPHONE:** WINDSTREAM

CONTACT: T.B.D. TEL: T.B.D.

# PROPERTY OWNER:

\* \* \* CAUTION \* \* \*

FOR EMERGENCIES CALL: 911

CLYDE F. VARNES 535 NE CLYDE VARNES ROAD LAKE CITY, FL 32055

### **TOWER OWNER:**

CITYSWITCH II-A 1900 CENTURY PLACE NE, SUITE 320 ATLANTA, GA 30345

SHEET INDEX						
SHEET NUMBER:	DESCRIPTION:					
T-1	TITLE SHEET					
T-2	GENERAL NOTES					
T-3	GENERAL NOTES					
T-4	GENERAL NOTES					
T-5	SITE SIGNAGE					
T-6	SITE SIGNAGE					
1 OF 3	SURVEY (BY OTHERS)					
2 OF 3	SURVEY (BY OTHERS)					
3 OF 3	SURVEY (BY OTHERS)					
C-1	OVERALL SITE PLAN					
C-2	ENLARGED SITE PLAN					
C-3	EQUIPMENT PLAN					
C-4	GRADING PLAN					
C-4.1	GRADING DETAILS					
C-5	TOWER ELEVATION					
C-6	ANTENNA CONFIGURATION & SCHEDULE					
C-7	EQUIPMENT DETAILS					
C-8	EQUIPMENT DETAILS					
C-9	EQUIPMENT DETAILS					
C-10	PLUMBING DIAGRAM					
C-11	ICE BRIDGE DETAILS					
C-12	FENCE & SITE DETAILS					
E-1	UTILITY PLAN					
E-2	ENLARGED UTILITY PLAN					
E-3	UTILITY DETAILS					
E-4	ONE LINE DIAGRAM					
GR-1	GROUNDING PLAN					
GR-2	EQUIPMENT GROUNDING PLAN					
GR-3	GROUNDING DETAILS					
GR-4	GROUNDING DETAILS					
GR-5	GROUNDING DETAILS					
	FOR REFERENCE ONLY					
	TOWER AND FOUNDATION DESIGN DATED (PENDING)					

### **PROPERTY SUMMARY**

### **PROJECT DATA:**

SITE NAME OTTER BAY : FLC014 : STILL ROAD SITE NUMBER SITE ADDRESS LAKE CITY, FL 32055 JURISDICTION COLUMBIA COUNTY PARCEL NUMBER 12-3S-17-04927-000

### SITE DATA:

LATITUDE 30° 14' 26.04" N (30.240567°) (NAD83) LONGITUDE 82° 34' 15.45" W (-82.570958°) (NAD83) GROUND ELEVATION 148.3 FT. (NAVD 88) PROPOSED TOWER TYPE SELF SUPPORT TOWER PROPOSED TOWER HEIGHT ANTENNA RAD CENTER

CONSTRUCTION AREA **DESIGN DATA:** 

NOMINAL WIND SPEED : 91 (3 SECOND GUST) ULTIMATE WIND SPEED : 118 MPH (3 SECOND GUST) RISK CATEGORY **EXPOSURE CATEGORY** 

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE FOLLOWING CODES:

10,000± SQ. FT.

### **CONSTRUCTION CODES:**

- INTERNATIONAL BUILDING CODE: 2015 EDITION WITH 2017 FLORIDA AMENDMENTS INTERNATIONAL RESIDENTIAL CODE: 2015 EDITION WITH 2017 FLORIDA AMENDMENTS
- FLORIDA FIRE PREVENTION CODE: SIXTH EDITION, 2017
- INTERNATIONAL PLUMBING CODE: 2015 EDITION WITH 2017 FLORIDA AMENDMENTS
- INTERNATIONAL MECHANICAL CODE: 2015 EDITION WITH 2017 FLORIDA AMENDMENTS
- INTERNATIONAL FUEL GAS CODE: 2015 EDITION WITH 2017 FLORIDA AMENDMENTS
- NATIONAL ELECTRICAL CODE: 2017 EDITION
- INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION WITH 2017 FLORIDA AMENDMENTS STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES (TIA-222-G)

# SWITCH

EXPIRES: 02/28/21 **REVISIONS** REV. ISSUED FOR A FOR CLIENT REVIEW 09/21/20 JTE REVISION 11/05/20 JTE

**Ignite**Wireless

**∀**-H

GROUP

×

FLC014 OTTER BAY



TITLE SHEET

### GENERAL REQUIREMENTS:

### 1.1 INTENT

- THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS
  ACCOMPANYING THEM DESCRIBE THE WORK TO BE DONE AND THE MATERIALS TO BE FURNISHED FOR CONSTRUCTION
- THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED IN
- THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS STIPLII ATED IN THE CONTRACT
- THE PURPOSE OF THE SPECIFICATIONS IS TO INTERPRET THE INTENT OF THE DRAWINGS AND TO DESIGNATE THE METHOD OF THE PROCEDURE, TYPE AND QUALITY OF MATERIALS REQUIRED TO COMPLETE THE WORK.
- MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK. NO CHANGES THAT ALTER THE CHARACTER OF THE WORK WILL BE MADE OR PERMITTED THE OWNER WITHOUT ISSUING A CHANGE ORDER.

### 1.2 CONFLICTS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR DOING ANY WORK NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE OWNER FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREAS
- THE BIDDER, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING CONCERNING WHICH SUCH BIDDER MIGHT HAVE FULLY INFORMED THEMSELVES PRIOR TO THE BIDDING.
- NO PLEA OF IGNORANCE OF CONDITIONS THAT EXIST, OR OF DIFFICULTIES OR CONDITIONS THAT MAY BE ENCOUNTERED OR OF ANY OTHER RELEVANT MATTER CONCERNING THE WORK TO BE PERFORMED IN THE EXECUTION OF THE WORK WILL BE ACCEPTED AS AN EXCUSE FOR ANY FAILURE OR OMISSION ON THE PART OF TH CONTRACTOR TO FULFILL EVERY DETAIL OF ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS GOVERNING THE WORK.

### 1.3 CONTRACTS AND WARRANTIES

CONTRACTOR IS RESPONSIBLE FOR APPLICATION AND PAYMENT OF CONTRACTOR LICENSES AND BONDS.

### 1.4 STORAGE

- ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY FASHION AND IN A MANNER THAT DOES NOT NECESSARILY OBSTRUCT THE FLOW OF OTHER WORK, ANY STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE ASSOCIATED MANUFACTURER
- 2. THE BTS MUST BE STORED INSIDE UNTIL THERE IS POWER ON SITE.

### 1.5 CLEAN UP

- THE CONTRACTORS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING AREA, INCLUDING ALL THEIR TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THEIR WORK CLEAN AND READY FOR USE.
- 2. EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN
  - A. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES
  - B. IF NECESSARY TO ACHIEVE A UNIFORM DEGREE OF CLEANLINESS, HOSE DOWN THE EXTERIOR OF THE
- INTERIOR: VISUALLY INSPECT INTERIOR SURFACE AND REMOVE ALL 3. TRACES OF SOIL, WASTE MATERIALS, SMUDGES AND OTHER FOREIGN MATTER FROM WALLS/FLOOR/CEILING.
  - A. REMOVE ALL TRACES OF SPLASHED MATERIAL FROM ADJACENT SURFACES.
  - B. REMOVE PAINT DROPPINGS, SPOTS, STAINS AND DIRT FROM FINISHED SURFACES

### GENERAL REQUIREMENTS (CONT.):

### 1.6 CHANGE ORDER PROCEDURE

CHANGE ORDERS MAY BE INITIATED BY THE OWNER AND/OR THE CONTRACTOR INVOLVED. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE OWNER SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE OWNER WITHIN 72 HRS FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES IN SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE OWNER SHALL PLACE FULL RESPONSIBILITY OF THESE ACTIONS ON

### 1.7 RELATED DOCUMENTS AND COORDINATION

GENERAL CARPENTRY, ELECTRICAL AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, THE CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

### 1.8 SHOP DRAWINGS

- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUIRED AND LISTED IN THESE SPECIFICATIONS TO THE OWNER FOR APPROVAL
- ALL SHOP DRAWINGS SHALL BE REVIEWED, CHECKED AND CORRECTED BY CONTRACTOR PRIOR TO SUBMITTAL TO THE OWNER.

### 1.9 PRODUCTS AND SUBSTITUTIONS

- SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION IN EACH REQUEST IDENTIFY THE PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED. SPECIFICATION SECTION AND DRAWING NUMBERS AND COMPLE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS
- SUBMIT ALL NECESSARY PRODUCT DATA AND CUT SHEETS WHICH PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE OWNER SUBMIT ACTUAL SAMPLES TO THE OWNER FOR APPROVAL IN LIEU OF CUT SHEETS.

### 1.10 QUALITY ASSURANCE

ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL. STATE AND FEDERAL REGULATIONS. THESE SHALL INCLUDE BUT NOT BE LIMITED TO THE LATEST VERSION OF THE LOCAL BUILDING CODE.

### 1.11 ADMINISTRATION

- BEFORE THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR WILL ASSIGN A PROJECT MANAGER WHO WILL ACT AS A SINGLE POINT OF CONTACT FOR ALL PERSONNEL INVOLVED IN THIS PROJECT. THIS PROJECT MANAGER WILL DEVELOP A MASTER SCHEDULE FOR THE PROJECT WHICH WILL BE SUBMITTED TO THE OWNER PRIOR TO THE COMMENCEMENT OF ANY WORK.
- SUBMIT A BAR TYPE PROGRESS CHART NOT MORE THAN 3 DAYS AFTER THE DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK ON THE SCHEDULE, INDICATING A TIME BAR FOR EACH MAJOR CATEGORY OR UNIT OF WORK TO BE PERFORMED AT SITE, PROPERLY SEQUENCED AND COORDINATED WITH OTHER ELEMENTS OF WORK AND SHOWING COMPLETION OF THE WORK SUFFICIENTLY IN ADVANCE OF THE DATE ESTABLISHED FOR SUBSTANTIAL COMPLETION OF THE
- PRIOR TO COMMENCING CONSTRUCTION. THE OWNER SHALL SCHEDULE AN ON-SITE MEETING WITH ALL MAJOR PARTIES. THIS WOULD INCLUDE (THOUGH NOT LIMITED TO) THE OWNER, PROJECT MANAGER, CONTRACTOR, LAND OWNER REPRESENTATIVE, LOCAL TELEPHONE COMPANY, TOWER ERECTION FOREMAN (IF SUBCONTRACTED)
- CONTRACTOR SHALL BE EQUIPPED WITH SOME MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A MOBILE PHONE OR A BEEPER. THIS EQUIPMENT WILL NOT BE SUPPLIED BY THE OWNER, NOR WILL WIRELESS SERVICE BE ARRANGED.
- DURING CONSTRUCTION, CONTRACTOR MUST ENSURE THAT EMPLOYEES AND SUBCONTRACTORS WEAR HARD HATS AT ALL TIMES CONTRACTOR WILL COMPLY WITH ALL SAFETY REQUIREMENTS IN
- PROVIDE WRITTEN DAILY UPDATES ON SITE PROGRESS TO THE
- COMPLETE INVENTORY OF CONSTRUCTION MATERIALS AND EQUIPMENT IS REQUIRED PRIOR TO START OF CONSTRUCTION.
- NOTIFY THE OWNER / PROJECT MANAGER IN WRITING NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS. TOWER ERECTIONS. AND EQUIPMENT CABINET PLACEMENTS.

### GENERAL REQUIREMENTS (CONT.):

### 1.12 INSURANCE AND BONDS

- CONTRACTOR SHALL AT THEIR OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH THEIR WORK UNTIL THEY HAVE PRESENTED AN ORIGINAL CERTIFICATE OF INSURANCE STATING ALL COVERAGES TO THE OWNER. REFER TO THE MASTER AGREEMENT FOR REQUIRED INSURANCE LIMITS.
- THE OWNER SHALL BE NAMED AS AN ADDITIONAL INSURED ON ALL POLICIES.
- 3. CONTRACTOR MUST PROVIDE PROOF OF INSURANCE.

### TOWER & ANTENNA INSTALLATION:

### 1.1 WORK INCLUDED

- 1. IF REQUIRED, ERECT FURNISHED TOWER.
- GROUND TOWER TEMPORARILY DURING ERECTION. GROUNDING SHALL INCLUDE BASE(S) AND ANCHORS.
- IF REQUIRED, INSTALL THREE (3) SIDE ARMS, CONSISTING OF THREE (3) 6'-0" AS INDICATED ON DRAWINGS CONFIRM WITH OWNER REPRESENTATIVE
- INSTALL ANTENNAS AS INDICATED ON DRAWINGS AND OWNER SPECIFICATIONS.
- INSTALL GALVANIZED STEEL ANTENNA MOUNTS AS INDICATED ON
- 6. INSTALL FURNISHED GALVANIZED STEEL WAVEGUIDE LADDER
- 7. INSTALL WAVEGUIDE BRIDGE AS INDICATED ON DRAWING.
- SUPPLY AND INSTALL ONE INSULATED GROUND BAR AT EQUIPMENT
- SUPPLY AND INSTALL GROUNDING STRAP KITS WITH LONG BARREL COMPRESSION LUGS (SIM. TO ANDREW-223700TBD OR APPROVED EQUAL) ATOP TOWER BASE BEFORE ENTERING THE EQUIPMENT. GROUNDING STRAPS TO BE CONNECTED TO INSULATED GROUND BAR
- 10. ASSIST OWNER TECHNICIANS IN PERFORMING SWEEP TEST OF INSTALLED COAX.
- CONCRETE PIERS FOR FOUNDATIONS SHALL BE DRILLED AND POURED ON THE SAME DAY

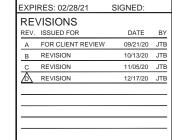
### 1.2 REQUIREMENTS OF REGULATOR AGENCIES

- FURNISH U.L. LISTED EQUIPMENT WHERE SUCH LABEL IS AVAILABLE INSTALL IN CONFORMANCE WITH U.L. STANDARDS WHERE APPLICABLE.
- INSTALL ANTENNA, ANTENNA CABLES, GROUNDING SYSTEM IN ACCORDANCE WITH DRAWINGS AND SPECIFICATION IN EFFECT AT PROJECT LOCATION AND RECOMMENDATIONS OF STATE AND LOCAL BUILDING CODES, SPECIAL CODES HAVING JURISDICTION OVER SPECIFIC PORTIONS OF WORK. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING
  - A. TIA TELECOMMUNICATIONS INDUSTRY ASSOCIATION TIA-222-G. STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.
  - B. FAA FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR AC 70/7460-IH, OBSTRUCTION MARKING AND LIGHTING.
  - C. FCC FEDERAL COMMUNICATIONS COMMISSION RULES AND REGULATIONS FORM 715, OBSTRUCTION MARKING AND LIGHTING SPECIFICATIONS FOR ANTENNA STRUCTURES AND FORM 715A. HIGH INTENSITY OBSTRUCTION LIGHTING
  - AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325
  - E. NEC NATIONAL ELECTRICAL CODE ON TOWER LIGHTING KITS.
  - F. UL UNDERWRITER'S LABORATORIES APPROVED ELECTRICAL
  - IN ALL CASES, PART 77 OR THE FAA RULES AND PARTS 17 AND 22 OF THE FCC RULES ARE APPLICABLE AND IN THE EVENT OF CONFLICT, SUPERSEDE ANY OTHER STANDARDS OR SPECIFICATIONS.
  - H. LIFE SAFETY CODE NFPA -101.

### GENERAL ELECTRIC PROVISION:

- SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS
- CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATIONS TEST, AND EXAMINATION WORK PRIOR TO THE ORDERING OF THE ELECTRICAL EQUIPMENT AND THE ACTUAL CONSTRUCTION.
  CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND
- HEIGHTS SHALL BE VERIFIED WITH OWNER PRIOR TO INSTALLATION.
- THESE PLANS ARE DIAGRAMMATIC ONLY, FOLLOW AS CLOSELY AS
- ELECTRICAL SERVICE 120 / 240 VAC SINGLE PHASE 3-WIRE 200 AMP
- EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULL BOX, J-BOX, SWITCH BOX, ETC., IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT INSTALLATION CONSTRUCTION TOOLS TRANSPORTATION, ETC., FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS. AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
- ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE SUBJECT TO SUCH APPROVAL MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF INDUSTRIAL SAFETY AND ALL GOVERNING BODIES HAVING JURISDICTION, MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NBFU.
- ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED OR DIRECT BURIAL UNLESS OTHERWISE NOTED.
- 10. CONTRACTOR SHALL CARRY OUT THEIR WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.
- 11. CONTRACTOR TO OBTAIN ALL PERMITS, PAY PERMIT FEES, AND BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.
- 12. COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONDUIT SHALL HAVE A PULL WIRE OR ROPE.
- 14. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
- ALL BROCHURES OPERATING MANUALS CATALOGS SHOP DRAWINGS ETC., SHALL BE TURNED OVER TO THE OWNER AT JOB COMPLETION.
- 16. USE T-TAP CONNECTIONS ON ALL MULTI-CIRCUITS WITH COMMON NEUTRAL CONDUCTOR FOR LIGHTING FIXTURES
- 17. ALL CONDUCTORS SHALL BE COPPER
- 18. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
- THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
- 20. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
- 21. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH APPLICABLE LOCAL BUILDING CODES 22. WIRE AND CABLE CONDUCTORS SHALL BE COPPER #12 AWG MINIMUM
- UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS 23. GROUNDING CONDUCTORS SHALL BE SOLID TINNED COPPER UNLESS OTHERWISE NOTED.
- 24. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS, MANUFACTURED BY "SQUARE D COMPANY", OR APPROVED EQUAL
- 25. ALL MATERIALS SHALL BE U.L. LISTED





CHECK: JKR DRAWN: JTB JOB: 2001869T

GENERAL NOTES

### GENERAL ELECTRIC PROVISION (CONT.):

- A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3
- B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL FITTING SHALL BE GLAND RING COMPRESSION TYPE. EMT SHALL BE USED ONLY FOR INTERIOR RUNS.
- C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE, SEAL TIGHT FLEXIBLE CONDUIT. ALL CONDUIT SHALL HAVE FULL SIZE EQUIPMENT
- D. CONDUIT RUNS SHALL BE SURFACE MOUNTED IN CEILINGS OR WALLS UNLESS INDICATED OTHERWISE, CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED CONDUIT WITH THE OWNER PRIOR TO INSTALLING. NO HORIZONTAL CONDUITS SHALL BE BELOW 7'-6" A.F.F. NO BX
- E. PARALLEL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 30" BELOW GRADE - STACKED UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 (UNLESS NOTED OTHERWISE) AT A MINIMUM DEPTH OF 24" BELOW GRADE.
- F. ABOVE GROUND CONDUIT SHALL BE P.V.C. SCHEDULE 80 (UNLESS NOTED OTHERWISE).
- 27. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS.
- 28. CONTRACTOR TO PROVIDE DAILY UPDATES TO PM UNTIL FINAL ELECTRICAL SERVICE IS EFFECTED.
- 29. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT AND FALL OF POTENTIAL GROUND TESTS FOR APPROVAL SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
- 30. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS TO BE PAID BY

### **GROUNDING STANDARDS:**

### 1.0 DEFINITIONS

ANTENNA GROUND BAR AWG: CADWELDING:

AMERICAN WIRE GAUGE AN EXOTHERMIC WELDING PROCESS WHICH CREATES POSITIVE CONTACT OF GROUNDING CONDUCTORS
ELECTRICAL METAL TUBING (LIGHT GAUGE METALLIC EMT:

MASTER GROUND BAR MGB:

POLYVINYL CHLORIDE CONDUIT RADIO FREQUENCY INTERFERENCE PVC.

TGB TOWER GROUND BAR THWN:

LETTER TYPE DESIGNATION FOR CONDUCTOR INSULATION THAT IS MOISTURE AND HEAT RESISTANT THERMOPLASTIC WITH A MAXIMUM OPERATING

TEMPERATURE OF 75 DEGREES CELSIUS OR 167

DEGREES FAHRENHEIT TENANT IMPROVEMENT

### 2.0 BACKGROUND

T/I:

### 2.1 AREAS OF CONCERN

WHEN DESIGNING A GROUNDING SYSTEM FOR A MOBILE RADIO FACILITY THERE ARE FOUR INTERRELATED AREAS OF CONCERN. THE BASIC OBJECTIVE FOR EACH IS:

- LIGHTNING PROTECTION -TO MAINTAIN ALL EQUIPMENT AT THE SAME POTENTIAL DURING A LIGHTNING IMPULSE
- RFI FOR NOISE INDUCTION CONTROL -TO ESTABLISH THE LOWEST POSSIBLE IMPEDANCE AMONG ALL EQUIPMENT
- ELECTROSTATIC CONTROL -TO REDUCE ELECTROSTATIC DISCHARGE
- PERSONNEL SAFETY -TO MAINTAIN A MINIMUM VOLTAGE DIFFERENCE BETWEEN ANY TWO METALLIC OBJECTS WHICH PERSONNEL MIGHT CONTACT SIMULTANEOUSLY

### GROUNDING STANDARDS (CONT.):

### A/C GROUNDING

IN THIS GROUNDING SYSTEM THE A/C SERVICE GROUND SHALL BE KEPT ISOLATED FROM THE FOLIPMENT FRAME WORK AND LIGHTNING PROTECTION GROUND SYSTEMS EXCEPT FOR ONE SPECIFIC POINT. THIS POINT IS THE MAIN GROUNDING POINT OF THE SYSTEM. THIS WOULD TYPICALLY BE CONNECTING THE A/C SERVICE GROUND AT THE COMMERCIAL POWER RISER POLE DISCONNECT/METER BASE TO THE EXTERNAL GROUND RING. ALL GROUNDING CONNECTIONS INSIDE OF CABINETS SHALL BE SCRAPED TO BARE METAL AND COATED WITH NOALOX.

### LIGHTNING CONSIDERATIONS

LIGHTNING DAMAGE OCCURS FROM EITHER INDUCTION OR FROM AN ACTUAL DIRECT STRIKE TO THE BUILDING USUALLY TAKEN THROUGH THE TOWER AND/OR ANTENNAS. STRIKES TO OTHER NEARBY OBJECTS INDUCE HIGH ENERGY INTO POWER OR TELEPHONE CABLES ENTERING THE BUILDING. THIS TYPE OF EFFECT HISTORICALLY CAUSES MOST OF THE DAMAGE TO THE BUILDING AND ITS CONTENTS.

### 3.0 STATION GROUNDING SYSTEM

### 3.1 MATERIALS

- #2 AWG, BARE SOLID TINNED COPPER WIRE, FOR ALL EXTERIOR CONDUCTORS AND TOWER GROUND BAR CONDUCTORS OR AS OTHERWISE SPECIFIED. GROUNDS TO THE LNAS SHALL BE NO. 6 STANDARD GREEN INSULATED JUMPERS. THE GROUND WIRE TO THE MGB SHALL BE GREEN JACKETED STRANDED #2 TINNED WIRE BURNDY CONNECTED TO THE BUSS BAR AND CONNECTED TO THE GROUND RING ON A GROUND ROD.
- #2 AWG. INSULATED STRANDED COPPER CABLE IS ACCEPTABLE FOR INTERIOR GROUND BAR CONDUCTORS ON TENANT IMPROVEMENT
- 3. 5/8" X 10" GROUND RODS OF SOLID COPPER, STAINLESS STEEL OR COPPER CLAD HIGH STRENGTH STEEL.
- ABOVE GRADE CONNECTIONS SHALL BE BURNDY HYGROUND COMPRESSION. BELOW GRADE CONNECTIONS SHALL BE AN APPROVED EXOTHERMIC WELD FOR BONDING AS SPECIFIED.
- XIT OR ADVANCED GROUNDING ELECTRODE (AGE), ALL CHEMICAL GROUND RODS SHALL BE UL APPROVED.
- SOLID COPPER PLATES OF MINIMUM 3'X3'X1/4" SIZE AS SPECIFIED.
- NOALOX OR APPROVED EQUAL CONDUCTIVE MEDIUM MATERIAL SHALL BE USED IN ALL MECHANICAL CONNECTIONS.
- #2 AWG STRANDED INSULATED (GREEN) FOR ALL INTERNAL EQUIPMENT
- MECHANICAL FASTENERS (I.E., DOUBLE LUGS, SPLIT BOLTS PARALLEL CONNECTORS) SHALL BE BRONZE, BRASS, COPPER OR STAINLESS STEEL AND HAVE NOALOX BETWEEN CONDUCTOR AND CONNECTION.
- 10. BOLTS, NUTS AND SCREWS USED TO FASTEN MECHANICAL CONNECTORS SHALL BE STAINLESS STEEL WITH STAR TYPE STAINLESS STEEL LOCK WASHERS.
- 11. ALL LUG TUBE FASTENERS SHALL PROVIDE TWO HOLES TO ALLOW A DOUBLE BOLT CONNECTION.

### 3.2 MASTER GROUND BAR (MGB)

THE PURPOSE OF THE MASTER GROUND BAR IS TO GROUND THE BTS AND ANY OTHER METALLIC OBJECTS AROUND THE BTS. IF AN MGB IS NOT PROVIDED WITH THE BTS, THE MGB SHALL BE AS FOLLOWS: THE MGB IS A COPPER BAR MEASURING 4"W X 24"L X 1/4" LOCATED AS CLOSE TO THE BTS AS POSSIBLE. THE MGB SHALL HAVE A MINIMUM NUMBER OF (28) 3/8" HOLES GROUND BAR SHALL BE SUPPORTED BY MOUNTING BRACKETS WITH INSULATOR STANDOFFS. (2) #2 TINNED SHALL BE MECHANICALLY ATTACHED (2-HOLE COMPRESSION LUG 3/8" HOLES, 1" CENTER TO CENTER SPACING) TO THE MGB AND DOWN LEADS THEN TAKEN THROUGH CONDUIT TO THE GROUND RING. THIS CONDUCTOR SHALL BE KEPT SEPARATE AND ISOLATED. UNTIL TERMINATING AT THE MAIN GROUNDING POINT, (I.E. EXTERIOR GROUND RING OR BUILDING STEEL).

### 3.3 ANTENNA GROUND BAR (AGB)

THE PURPOSE OF THE ANTENNA GROUND BAR IS PRIMARILY FOR LIGHTNING PROTECTION. COAXIAL CABLE IS USUALLY THE ONLY ITEM GROUNDED TO THIS BAR. HOWEVER IT IS ACCEPTABLE TO BOND EXTERIOR; CABLE TRAY, WAVE GUIDE PORTS AND CANTILEVERED WAVE GUIDE BRIDGES TO THE AGB. THE AGB IS A COPPER BAR MEASURING 4"W X 24"L X 1/4". THERE SHALL BE TWO AGBS, ONE LOCATED AT THE TOP OF THE TOWER AT THE START OF THE VERTICAL RUN OF COAX, THE OTHER AT THE BOTTOM OF THE VERTICAL RUN OF COAX BEFORE IT MAKES ITS BEND. (IF THE TOWER IS OVER 200' THERE SHALL BE A THIRD AGB LOCATED AT HE MIDDLE OF THE TOWER). THE AGB SHALL HAVE A MINIMUM OF (28) 3/8" HOLES. GROUND BARS SHALL BE SUPPORTED BY MOUNTING BRACKETS WITH INSULATOR STANDOFFS. USE #2 AWG SOLID TINNED WIRE W/ 2-HOLE SHORT BARREL COMPRESSION LUGS 3/8" HOLES, 1" CENTER TO CENTER SPACING). THIS CONDUCTOR SHALL BE KEPT SEPARATE AND ISOLATED UNTIL TERMINATING AT THE MAIN GROUNDING POINT (I.E. EXTERIOR GROUND RING, OR BUILDING STEEL).

### GROUNDING STANDARDS (CONT.):

### 3.4 SURGE ARRESTOR GROUND BAR

THE PURPOSE OF THE SURGE ARRESTOR GROUND BAR IS FOR LIGHTING PROTECTION THE SURGE ARRESTOR GROUND BAR IS A BENT (3" X 3" ) X 1/4" X 24" COPPER BAR. IT IS LOCATED ON THE WAVEGUIDE BRIDGE SUPPORT CLOSEST TO THE EQUIPMENT. ONE FACE OF THE BAR SHALL HAVE A MINIMUM OF (28) 3/8" DIA. HOLES. HOLES SHALL BE IN PAIRS THAT ARE 1" CENTER TO CENTER. THE OTHER FACE SHALL HAVE 3/8" DIA. HOLES AS REQUIRED TO ATTACH AND GROUND COAXIAL SURGE ARRESTORS. THE GROUND BAR SHALL BE SUPPORTED BY MOUNTING BRACKETS WITH INSULATOR STANDOFFS

### 3.5 GROUND ROD AND GROUND RING PLACEMENT

THE OUTSIDE GROUND RING SHALL BE PLACED AROUND THE BTS AT A DISTANCE OF TWO (2) FEET FROM THE BTS AT A DEPTH OF 2'-6" OR 6"
BELOW THE FROST LINE, WHICHEVER IS DEEPER, RODS SHALL BE DRIVEN TO A DEPTH SUCH THAT THE TOP OF THE RODS IS AT THE LEVEL OF THE GROUND RING CONDUCTOR. THE RODS SHALL BE PLACED MINIMALLY ALONG THE RING AT THE FOLLOWING LOCATIONS:

- A. BELOW THE AREA OF THE INTERNAL MASTER GROUND BAR FOR CONNECTION TO THE MGB.
- BELOW THE UTILITY RACK FOR CONNECTION TO THE MAIN BUILDING COMMERCIAL POWER DISCONNECT.
- C. BELOW THE CORNERS OF THE BTS.
- AS REQUIRED TO ACHIEVE A RECOMMENDED SPACING OF TWENTY (20) FEET BETWEEN GROUND RODS ALONG THE RING
- E. AS REQUIRED ALONG THE RING PERIMETER TO ACHIEVE 5 OHMS OR LESS RESISTANCE WHEN TESTED.
- F. TWO RODS LOCATED ON OPPOSITE SIDES AT EACH TOWER
- ONE ROD LOCATED BENEATH EACH END OF THE WAVE GUIDE BRIDGE OR CABLE TRAY.
- ONE ROD LOCATED ADJACENT TO THE STANDBY GENERATOR, AND IF SEPARATED BY MORE THAN TEN (10) FEET, ONE LOCATED ADJACENT TO THE FUEL TANK.
- I. ONE ROD LOCATED AT THE BASE OF THE TOWER FOR THE TGB.

### 3.6 TOWER GROUNDING

ALL MONOPOLES SHALL HAVE TWO GROUND RODS (MINIMUM). ALL OTHER TOWERS SHALL HAVE TWO GROUND RODS PLACED AT THE BASE OF EACH TOWER LEG. EACH MONOPOLE OR TOWER LEG SHALL BE BONDED TO THE SYSTEM VIA TWO #2 BARE TINNED SOLID COPPER CONDUCTORS. BURNDY CONNECT THE CONDUCTORS TO ONLY STRUCTURAL BASE PLATES OR LUGS OR EARS AS MAY BE PROVIDED. NO BURNDY CONNECTIONS SHALL BE MADE TO THE VERTICAL WALLS OF THE STRUCTURE, NEVER GROUND TO

### 3.7 ANTENNA GROUNDING

EACH ANTENNA COAXIAL CABLE SHALL TYPICALLY BE GROUNDED AT THREE POINTS USING A HARD-SHELL COAXIAL CABLE KIT FROM THE MANUFACTURER OF THE ANTENNA CABLE. A TYPICAL INSTALLATION SHALL

- THE FIRST GROUND CONNECTION SHALL OCCUR AS CLOSE TO THE ANTENNA AS POSSIBLE BELOW THE FIRST POINT THE COAX CABLE BEGINS TO RUN VERTICAL DOWN THE TOWER.
  THIS GROUND SHALL TERMINATE DIRECT TO THE TOP AGB. ON A T/I, GROUND TO THE AGB AT THE ANTENNA MOUNTS.
- B. THE SECOND GROUND SHALL BE MADE AT THE BOTTOM OF THE VERTICAL RUN OF THE COAXIAL CABLE AS IT TURNS OUT AWAY FROM THE TOWER TOWARDS THE BTS. THIS GROUND SHALL BE TERMINATED AT THE TGB. THE TGB SHALL HAVE TWO (2) LEADS OF #2 AWG BARE TINNED SOLID COPPER WIRE, AND SHALL TERMINATE AT THE TOWER GROUND RING. THESE SHALL BE ENCASED IN PVC PIPE
- C. THE THIRD GROUND SHALL BE ON THE SURGE ARRESTOR. GROUND TO BE ATTACHED TO THE CABLE ON STRAIGHT RUNS (NOT WITHIN BENDS) AND BE WEATHERPROOFED PER THE MANUFACTURER'S SPECIFICATIONS. THE SURGE ARRESTORS SHALL BE GROUNDED TO THE GROUND BAR. THE SAGB SHALL HAVE TWO (2) LEADS OF #2 AWG BARE TINNED SOLID COPPER WIRE, AND SHALL TERMINATE AT THE TOWER GROUND RING. THESE SHALL BE ENCASED IN PVC PIPE.

### GROUNDING STANDARDS (CONT.):

### 3.8 PERIMETER FENCE GROUNDING

- A. ALL FENCE CORNER AND END POSTS (MINIMUM OF TWO) SHALL HAVE ONE #2 SOLID TINNED COPPER GROUND WIRE CONNECTED TO A 5/8" X 10' SOLID COPPER CLAD GROUND ROD NEXT TO THE POST. THESE POSTS SHALL BE CONNECTED TO THE GROUND RING WITH A #2 SOLID TINNED COPPER GROUND WIRE AND INTERMEDIATE GROUND RODS IF THE DISTANCE FROM THE POST TO THE GROUND RING EXCEEDS 10 FEET. IN NO CASE SHALL ANY PORTION OF THE SAME FENCE REMAIN DISCONNECTED FROM THE GROUND RING
- GATE POSTS SHALL BE GROUNDED TO EACH OTHER TO ENSURE THE ENTIRE FENCE HAS ELECTRICAL CONTINUITY.
  CONNECTIONS SHALL BE DRILL AND TAP WITH BURNDY TYPE. KC22 TO THE POST WITH A #2 AWG BARE SOLID TINNED
- C. GATES SHALL BE BONDED TO GATE POSTS WITH A 18" BRAIDED STRAP TYPE BD18G92. THE CONNECTIONS SHALL BE BURNDY 2-HOLE LUGS (3/8" HOLES, 1" CENTER TO CENTER) BOLTED THROUGH FACH POST
- D. ALL DOWN LEADS TO EARTH WILL BE ENCASED IN 3/4 INCH PVC NON-METALLIC AND SEALED WITH SILICONE.

### 3.9 GENERATOR FUEL TANK GROUNDING

THE GENERATOR FUEL TANK, IF REQUIRED, SHALL BE CONNECTED IN AT LEAST ONE PLACE TO THE MAIN EXTERIOR GROUND RING. #2 AWG BARE SOLID TINNED COPPER WIRE SHALL BE BURNDY CONNECTED TO ONE SUPPORT LEG OF THE FUEL TANK AND EXOTHERMIC WELD TO THE NEAREST EXTERIOR GROUND RING/GROUND ROD.

### 3.10 EQUIPMENT ROOM GROUNDING

THE MASTER GROUND BAR (MGB) SERVES AS THE COLLECTION POINT FOR THE BTS AS WELL AS ALL INTERIOR NON-ELECTRICAL GROUNDED METAL MATERIALS (HVAC GRILLS, DOOR FRAMES/DOORS, TELCO BOARD, WALERIALS (NAC GRILLS, DOUR FRAMES) DOURS, TELCO BOARD, UNISTRUTS, CABLE TRAYS, ALARM JUNCTION BOX, ETC...) SHALL BE GROUNDED WITH #6 AWG STRANDED (GREEN) GROUND WIRES WITH INDIVIDUAL RUNS BACK TO THE MGB. (THE CABLE TRAY, DOOR/FRAME AND UNISTRUT MAY BE JUMPERED TOGETHER AND HAVE A SINGLE GROUND WIRE CONNECTION TO THE MGB.)

### 3.11 WALL PENETRATIONS SLEEVES

INSTALL PER CONSTRUCTION DRAWINGS.

### 3.12 A/C COMMERCIAL POWER GROUNDING CONNECTIONS

AT THE ON-SITE RISER POLE LOCATION OR UNDERGROUND SERVICE ENTRANCE LOCATION, THE A/C SERVICE SHALL BE MECHANICALLY BONDED TO THE A/C SERVICE ENTRANCE GROUND AS SPECIFIED BY THE NATIONAL ELECTRIC CODE. ARTICLE 250. AND/OR APPROPRIATE LOCAL CODES. A SEPARATE GROUND ROD SHALL BE PROVIDED AT THIS POINT, AND SHALL BE CONNECTED TO THE EXTERIOR GROUND RING A SEPARATE A/C SERVICE GROUND AND NEUTRAL SHALL THEN BE ROUTED TO AND CONNECTED TO THE MAIN DISCONNECT INSIDE THE BUILDING OR AS REQUIRED BY LOCAL AUTHORITY

### 3.13 GENERATOR RECEPTACLE GROUNDING

THE GENERATOR RECEPTACLE (HUBBLE PLUG) SHALL BE GROUNDED TO THE EGR.

### 3.14 COAX BRIDGE / CABLE TRAY GROUNDING

BOND THE COAX BRIDGE OR CABLE TRAY TO THE AGB WITH #2 SOLID TINNED GROUND WIRE. THESE CONNECTIONS SHALL BE DOUBLE LUG BOLTED / SCREWED MECHANICAL CONNECTIONS WITH STAR LOCK WASHERS AND NOALOX. ALL BRIDGE SPLICES SHALL HAVE JUMPERS OF #2 SOLID WITH COMPRESSION LUGS.

### 3.15 EXOTHERMIC WELD & BURNDY CONNECTION

EXOTHERMIC WELDS AND BURNDY CONNECTIONS SHALL BOND ALL UNDERGROUND AND DAMP LOCATION CONNECTIONS, SHELTER SKID
GROUNDS, TOWER OR MONOPOLE GROUNDS, FENCING CORNER AND GATE POSTS, ANTENNA GROUND BARS, (AGB) SURGE ARRESTER GROUND BAR, AND THE MASTER GROUND BAR (MGB). MECHANICAL CONNECTIONS SHALL BE TYPICALLY USED TO BOND ALL INTERIOR EQUIPMENT, COAX CABLE BRIDGES AND COAXIAL CABLE GROUND KITS. ALL LUG TYPE MECHANICAL CONNECTORS TO THE MGB OR AGB SHALL BE TWO HOLE TYPE CONNECTED WITH STAINLESS STEEL BOLTS AND NUTS WITH STAINLESS STEEL LOCK WASHERS AND NOALOX ON EITHER SIDE OF THE BUSS BAR

### 3.16 CHEMICAL GROUND RODS

CHEMICAL GROUND RODS SHALL NOT BE INSTALLED ON GROUND RING INSTALLATIONS WITH NORMAL SOIL. CHEMICAL GROUND RODS SHALL BE INSTALLED ONLY FOR SPECIAL DESIGN APPLICATIONS THAT REQUIRE SINGLE POINT GROUNDING DUE TO SPECIFIC SITE CONDITIONS.





### GROUNDING STANDARDS (CONT.):

### 3.17 TENANT IMPROVEMENT SITE GROUNDING

FOR ROOF TOP ANTENNA INSTALLATIONS ADDITIONAL ANTENNA GROUND BARS MAY HAVE TO BE INSTALLED AT EACH ANTENNA MOUNT LOCATION. ALL ANTENNA MOUNTS SHALL BE GROUNDED WITH A #2 AWG CONDUCTOR CONNECTED TO THE NEAREST BUILDING STEEL OR THE AGB INSTALLED AT THE MOUNT. ALL BUSS BARS, BOTH MGB AND AGB(S), SHALL BE INDEPENDENTLY TIED TO THE NEAREST BUILDING STEEL OR DESIGNATED GROUNDING SYSTEM. NO GROUND WIRE IS TO CONNECT THE BUSS BARS TOGETHER. AGB(S) MAY BE HOME RUN BACK TO THE MGB WHERE NO BUILDING STEEL IS AVAILABLE.

### 3.18 LIMITS OF BEND RADIUS

IT IS IMPORTANT THAT THE GROUNDING CONDUCTOR CONNECTING THE INSIDE AND OUTSIDE GROUND SYSTEMS BE AS STRAIGHT AS POSSIBLE, WITH NO TURN OR BEND SHORTER THAN ONE FOOT RADIUS WITH A THREE FOOT RADIUS PREFERRED. NO RIGHT ANGLE OR SHARP BENDS SHALL BE ALLOWED.

### 3.19 BONDING PREPARATION & FINISH

ALL SURFACES REQUIRE PREPARATION PRIOR TO BONDING OF EITHER AN EXOTHERMIC WELD OR BURNDY FASTENERS. GALVANIZED SURFACES SHALL BE GROUND OR SANDED TO THE POINT OF EXPOSING THE STEEL SURFACE BELOW, PRIOR TO BONDING THE GROUND CONDUCTOR. FOR OTHER SURFACES INCLUDING COPPER BUSS BARS ALL PAINT, RUST TARNISH AND GREASE SHALL BE REMOVED PRIOR TO BONDING THE GROUND CONDUCTOR. EXOTHERMIC WELD TYPE BONDS SHALL BE FINISHED WITH THE APPLICATION OF COLD GALVANIZATION AND WHEN APPLICABLE, FINISH PAINTED WITH AN APPROPRIATE COLOR AS REQUIRED. MECHANICAL TYPE BONDS ON BUSS BARS SHALL BE FINISHED WITH THE APPLICATION OF NOALOX OR OTHER APPROVED CONDUCTIVE MEDIUM MATERIAL BETWEEN CONNECTOR AND BUSS BAR. MECHANICAL TYPE BONDS ON ALL OTHER SURFACES SHALL BE FINISHED WITH THE APPLICATION OF COLD GALVANIZATION AND/OR THE APPROPRIATE PAINT TO MATCH AS REQUIRED.

### 3.20 TESTING

THE OUTSIDE GROUND RING SHALL BE TESTED AFTER INSTALLATION BUT PRIOR TO BACKFILLING THE GROUND RING TRENCH. THE GROUND FIELD RESISTANCE SHALL MEASURE 5 OHMS OR LESS TO GROUND. ANY DIFFICULTY IN ACHIEVING THIS LEVEL OF RESISTANCE MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE RESISTANCE TO GROUND SHALL BE MEASURED USING THE FALL OF POTENTIAL METHOD. TESTING SHALL BE PERFORMED BY AN OWNER PROVIDED INDEPENDENT TESTING LABORATORY FROM WHICH A WRITTEN REPORT SHALL BE PRODUCED FOR REVIEW BY THE PROJECT MANAGER.

### 3.21 SPECIAL CONDITIONS

WHEN SOIL CONDITIONS EXIST (I.E., NON-COMPACTABLE ROCK, GRAVEL, SHALE, ETC.) THAT PREVENTS THE INSTALLATION OF THE STANDARD GROUNDING SYSTEM AND PROCEDURES, THEN VERBAL PROCEDURES SHALL BE REQUESTED BY THE PM.

3.22 EXTERNAL GROUND RING

THE EXTERNAL GROUND RING SHALL EXTEND TO THE MAXIMUM ALLOWABLE DEPTH IN 95% COMPACTED SOIL.

### 3.23 GROUND RODS (REPLACEMENT)

WHEN GROUND RODS CANNOT BE DRIVEN INTO THE SOIL VERTICALLY TO A DEPTH DESCRIBED IN PARAGRAPH 3.5, AND REMAIN IN 95% COMPACTED SOIL, THEN THE FOLLOWING METHODS OF SUBSTITUTION MAY BE USED. THESE ARE SUGGESTED METHODS ONLY, AND EACH CASE SHOULD BE REVIEWED BY THE MOTOROLA PROJECT MANAGER. THE PURPOSE IS TO ACHIEVE THE LOWEST IMPEDANCE TO GROUND, IN ANY CASE, EQUAL TO OR LESS THAN 5 OHMS.

### 3.24 ROCK WITH SOME OR NO SOIL COVER

FOR SITES WHICH HAVE SOIL CONDITIONS WHICH CONSIST OF SOLID OR SEMI SOLID ROCK BELOW ABOUT THREE FEET OF COMPATIBLE SOIL, A COMBINATION OF METHODS MAY BE USED:

- A. A COMBINATION OF SHORT GROUND RODS MAY BE USED WITH 3' SQUARE 1/4" COPPER PLATES. A MINIMUM OF TWO PLATES SHOULD BE USED AND SHOULD REPLACE GROUND RODS ON AN EQUIVALENCY OF TWO GROUND ROD LENGTHS PER COPPER PLATE. THE COPPER PLATE SHOULD BE PLACED IN A MINIMUM 3" BENTONITE BASE AND COVERED WITH 3" OF BENTONITE FILL PRIOR TO BACKFILL.
- B. AN ACTIVE TYPE CHEMICAL ROD SYSTEM MAY BE USED. THIS IS AN ENGINEERING JUDGMENT AND SHOULD BE USED ONLY WHERE NECESSARY, DUE TO EXPENSE. IN ALL CASES, THE STANDARD PRACTICES OUTLINED IN THIS DOCUMENT SHOULD BE FOLLOWED TO THE EXTENT THAT IS APPLICABLE, AND SHOULD BE MODIFIED AS TO THE QUANTITY OF GROUND RODS AND CONDUCTOR SIZE ONLY AS RECOMMENDED BY THE MANUFACTURER OF THE GROUND ROD SYSTEM.

### GROUNDING STANDARDS (CONT.):

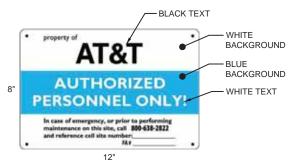
C. A SYSTEM UTILIZING CORED SHAFTS, STANDARD GROUND RODS ON A TYPICAL LAYOUT, WITH A BENTONITE (CLAY) BACKFILL. IN THIS CASE EACH GROUND ROD SHOULD BE TESTED INDIVIDUALLY, AND EACH ROD SHOULD HAVE AN ACCESS BOX PLACED FOR FUTURE TESTING.

### 3.25 HIGH RISE BUILDING

- A. HIGH RISE BUILDINGS PRESENT A UNIQUE PROBLEM IN GROUNDING. A FACILITY INVESTIGATION SHOULD BE MADE INTO THE STRUCTURE OF THE BUILDING, AND AS TO THE POSSIBLE PRESENCE OF AN EXISTING LIGHTNING PROTECTION SYSTEM. IF ONE IS IN PLACE AND APPEARS ADEQUATE IN DESIGN, IT WILL BE NECESSARY TO CONNECT THE ANTENNA SYSTEM TO THE EXISTING SYSTEM, WITH A TEST TO THE SYSTEM AFTER INSTALLATION TO ENSURE THAT IT HAS NOT CAUSED THE SYSTEM TO EXCEED 5 OHMS.
- B. STRUCTURAL STEEL BUILDINGS: IF THE BUILDING IS BUILT OF STRUCTURAL STEEL, IT MAY BE POSSIBLE TO GROUND THE ANTENNAS TO THE BUILDING SITE. IT IS PREFERABLE TO GROUND THE ANTENNAS AND THE SITE TO A DIRECT EARTH CONNECTION, BY USE OF SEPARATE DOWN LEADS OF CONSIDERABLE SIZE (250 MCM OR LARGER) COMING FROM GROUND BUSS BARS TO COLLECT THE GROUND INPUT, AND RUN DOWN A VERTICAL SHAFT OR STAIRWELL TO A PATTERN OF NO LESS THAN FOUR GROUND RODS. WHERE PRACTICAL, THE BUILDING STEEL SHOULD BE BONDED TO THE GROUND RING WITH A SEPARATE LEAD TO THE GROUND ROD FIELD.
- C. A SYSTEM STRUCTURAL CONCRETE BUILDINGS ARE MORE DIFFICULT TO GROUND PROPERLY. THE ANTENNAS SHOULD BE GROUNDED TO A SEPARATE BUSS BAR AND DOWN LEAD WHERE THE COAXIAL CABLES ENTER THE BUILDING. THE DOWN LEAD SHOULD BE RUN IN A SIMILAR FASHION AS IN THE STRUCTURAL STEEL EQUIPMENT ROOM. THE DOWN LEADS SHOULD BE PROTECTED IN CONDUIT AND SHOULD BE INSTALLED AS FAR APART AS IS PRACTICAL FROM EACH OTHER. THE SEPARATE DOWN LEADS SHOULD NOT CONTACT EACH OTHER UNTIL CONNECTION WITH THE FIRST GROUND ROD.







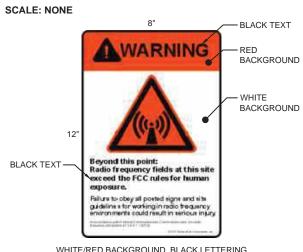
WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: WALK IN CABINET OR TENANT IMPROVEMENT ROOM DOOR. IF OUTDOOR CABINET SITE PLACE ON END CABINET CLOSEST TO SITE ACCESS POINT. PLACE ON GENERATOR QUANTITY: 1 TO 2

### PROPERTY OF AT&T SCALE: NONE



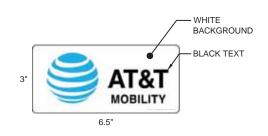
WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER QUANTITY: 2

**⚠** RF EXPOSURE INFORMATION SIGN



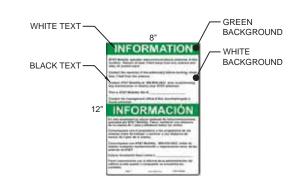
MOUNTING LOCATION: GATE & BASE OF TOWER

**RF EXPOSURE WARNING SIGN SCALE: NONE** 



WHITE BACKGROUND, BLACK LETTERING MOUNTING LOCATION: OUTDOOR EQUIPMENT CABINET AND GENERATOR QUANTITY: 1 PER CABINET OR GENERATOR

### AT&T IDENTIFICATION SIGN **SCALE: NONE**



WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER QUANTITY: 2

# 5 RF EXPOSURE INFORMATION SIGN



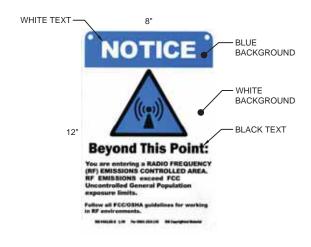
WHITE/BLUE BACKGROUND, WHITE/BLACK/BLUE LETTERING MOUNTING LOCATION: WALK IN CABINET OR TENANT IMPROVEMENT ROOM QUANTITY: 1

NO TRESPASSING SIGN **SCALE: NONE** 

### GREEN WHITE TEXT BACKGROUND INFORMATION BLACK TEXT Federal Communications Commission Tower Registration Number 3456 BACKGROUND Commission rules on antenna tower registration 47CFR 17.4(g). 12"

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER QUANTITY: 2

# FCC REGISTRATION SIGN



WHITE/BLUE BACKGROUND, BLACK/WHITE LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER QUANTITY: 2

# RF EXPOSURE NOTICE SIGN

**SCALE: NONE** 

### - BLACK TEXT THE CUSTODIAN OF THIS STATION'S LICENSE IS: AT&T WHITE ATTENTION TO: FCC GROUP BACKGROUND 208 S. AKARD STREET, RM 1016 DALLAS, TX 75202 855-699-7073

WHITE BACKGROUND, BLACK LETTERING MOUNTING LOCATION: WALK IN CABINET DOOR QUANTITY: 1 PER CABINET

FCCMW@att.com

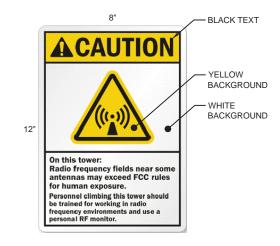
### **10** AUTHORIZATION FOR RADIO **EQUIPMENT SIGN**

SCALE: NONE

# SITE SIGNAGE SCALE: NONE

### SIGNAGE NOTES:

- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATING.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (FENCE) OR BRACKETS, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GAI VANIC CORROSION
- ADDITIONAL E911 ADDRESS AND FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
- AT&T SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET WITH PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AID PLACEMENT UNTIL THE ADHESIVE SET
- SIGNS NEED NOT BE PLACED IF ACCURATE AND APPROPRIATE SIGNAGE ALREADY EXISTS.



WHITE/YELLOW BACKGROUND, BLACK LETTERING MOUNTING LOCATION: BASE OF TOWER QUANTITY: 1

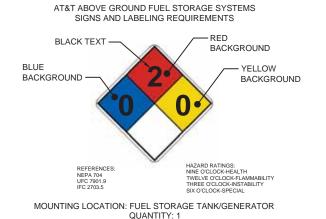
### RF EXPOSURE CAUTION SIGN

**SCALE: NONE** 



CHECK: JKR DRAWN: JTB JOB: 2001869T **T-5** 

SITE SIGNAGE



HAZARDOUS MATERIAL

**SCALE: NONE** 



WHITE/RED BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: DIESEL GENERATOR QUANTITY: 1

**3** COMBUSTIBLE SIGN **SCALE: NONE** 



YELLOW BACKGROUND, BLACK LETTERING MOUNTING LOCATION: GATE & BASE OF TOWER QUANTITY: 2

**9** EMERGENCY SIGN **SCALE: NONE** 



WHITE/RED BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: PROPANE GENERATOR QUANTITY: 1

SCALE: NONE

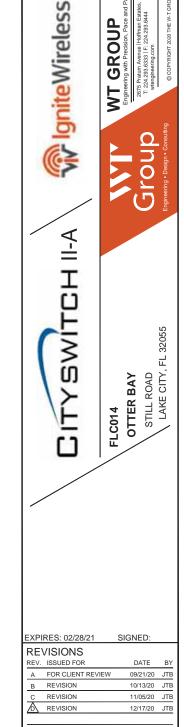


WHITE/RED BACKGROUND, WHITE/BLACK LETTERING MOUNTING LOCATION: NATURAL GAS GENERATOR QUANTITY: 1

**COMBUSTIBLE SIGN** SCALE: NONE

### SIGNAGE NOTES:

- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL AND PAINTED WITH LONG LASTING UV RESISTANT COATING.
- SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (FENCE) OR BRACKETS, WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION
- ADDITIONAL E911 ADDRESS AND FCC REGISTRATION SIGNS SHALL BE MOUNTED AT EACH ACCESS ROAD GATE LEADING TO THE COMPOUND AS WELL AS ON THE COMPOUND GATE ITSELF.
- AT&T SITE # AND EMERGENCY CONTACT SIGNS SHALL BE MOUNTED ON THE EQUIPMENT CABINET WITH PERMANENT SET ADHESIVE. TWO SIDED TAPE SHALL BE UTILIZED AT EACH CORNER ON THE BACKSIDE TO AID PLACEMENT UNTIL THE ADHESIVE SET
- SIGNS NEED NOT BE PLACED IF ACCURATE AND APPROPRIATE SIGNAGE ALREADY EXISTS.

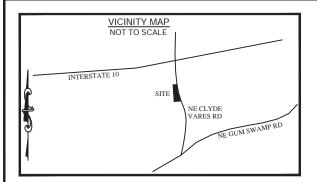


CHECK: JKR DRAWN: JTB JOB: 2001869T **T-6** SITE SIGNAGE

SITE SIGNAGE

**COMBUSTIBLE SIGN** 

SCALE: NONE



### PROPOSED TOWER CENTER

LATITUDE N 030° 14' 26.04" (NAD83) LONGITUDE W 082° 34' 15.45" (NAD83) GROUND ELEVATION 148.3' (NAVD88) THE GREEN PIECE ENGINEERING + **ENVIRONMENT** 5001-12 CHANDLERS WHARF CHRISTIANSTED. VI 00820 LB8296



### Bateman Civil Survey Co. PC

2524 Reliance Ave. Apex, NC 27539 Phone: 919.577.1080 Fax: 919.577.108 NCBLS FIRM # C-2378

### WT Group 2675 Pratum Avenue Hoffman Estates, IL, 60192 (224) 293-6333

APPLICANT: CITYSWITCH II-A, LLC 1900 CENTURY PLACE NE, SUITE 32 ATLANTA, GA 30345

### LAND OWNER:

CLYDE F. VARNES 535 CLYDE VARES ROAD LAKE CITY, FLORIDA32055

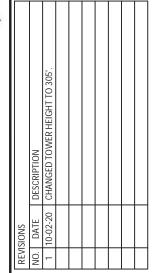
DRAWN BY: SF CHECKED BY: DRAWING DATE:09-18-2020

I, JEFFREY L. BATEMAN, HEREBY CERTIFY TO WT GROUP & OLD REPUBLIC NATIONAL TITLE INSURANCE

COMPANY

25 DAY OF SEPTEMBER, 2020.

JEFFREY L. BATEMAN



FA NUMBER - 15123847 PACE JOB NUMBER -MRTFL001205 OTTER BAY CELL SITE 535 CLYDE VARNES ROAD LAKE CITY, FLORIDA 32055

DATE OF SURVEY: 09/18/2020

BCSC JOB # 200473

SHEET TITLE: SURVEY

SHEET NUMBER 1 OF 3

REPORT OF TITLE OLD REPUBLIC NATIONAL TITLE INSURANCE COMMITMENT # 01-20071720-01T COMMITMENT DATE 06/30/2020 AT 7:00 A.M. PROPOSED INSURED:

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1.ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.

(NOT A MATTER OF SURVEY)

2.FACTS WHICH WOULD BE DISCLOSED BY A COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. (AS SHOWN ON SURVEY)

3.RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.

(NOT A MATTER OF SURVEY)

4.MECHANICS', CONTRACTORS' OR MATERIAL MEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD

(NOT A MATTER OF SURVEY)

5.ANY CHANGES IN TITLE OCCURRING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS COMMITMENT AND PRIOR TO THE DATE OF ISSUANCE OF THE TITLE POLICY.

(AS SHOWN ON SURVEY)

6.DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH MATTERS VIOLATE 42 USC 3604(C)

(NO A MATTER OF SURVEY)

7.QUANTITY OF ACREAGE/SQUARE FOOTAGE AS SET FORTH IN SCHEDULE A, IF ANY.

(AS SHOWN ON SURVEY)

8 TAXES AND SPECIAL ASSESSMENTS FOR CURRENT TAX YEAR AND ALL SUBSEQUENT YEARS. (NOT A MATTER OF SURVEY)

- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY CO., UNDER THE SUPERVISION OF JEFFREY L. BATEMAN, PSM.
- THIS PLAN HAS BEEN PREPARED FOR LAYOUT AND PERMITTING PURPOSES ONLY.
- THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES SHOWN WERE TAKEN FROM EXISTING FIELD EVIDENCE, EXISTING DEEDS AND PLATS OF PUBLIC RECORD, AND INFORMATION SUPPLIED TO THE SURVEYOR BY THE CLIENT
- VERTICAL DATUM IS (NAVD88), THE LATITUDE, LONGITUDE AND STATE PLANE COORDINATES(FLORIDA NORTH), IF SHOWN, ARE GIVEN IN NORTH AMERICAN DATUM
- FIELD EQUIPMENT USED: TRIMBLE TOTAL STATION, TRIMBLE VRS.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE FLORIDA STATE PLANE COORDINATE SYSTEM (NORTH) UNLESS OTHERWISE SHOWN.
- PROPERTY OWNER: CLYDE F. VARNES 535 NE CLYDE VARNES ROAD, LAKE CITY,
- ALL EQUIPMENT AND IMPROVEMENTS ARE LOCATED WITHIN THE LEASE AREA.
- THE PROPERTY LIES IN ZONE "X" AND ZONE "A", PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 12023C0305D, DATED: NOVEMBER 2, 2018.
- PROPERTY INFORMATION DERIVED FROM COLUMBIA COUNTY GIS.
- TITLE REPORT PROVIDED BY WT GROUP.
- DUE TO THE SITE SPECIFIC TERRAIN, THIS SURVEY WAS PERFORMED WITH AN OPEN TRAVERSE AND NO ANGULAR ERROR CAN BE MATHEMATICALLY CALCULATED.
- THE TITLE COMMITMENT PROVIDED BY WT GROUP HAS BEEN REVIEWED AND SHOWN
- NO WETLANDS ON LEASE AREA PER NATIONAL WETLAND INVENTORY

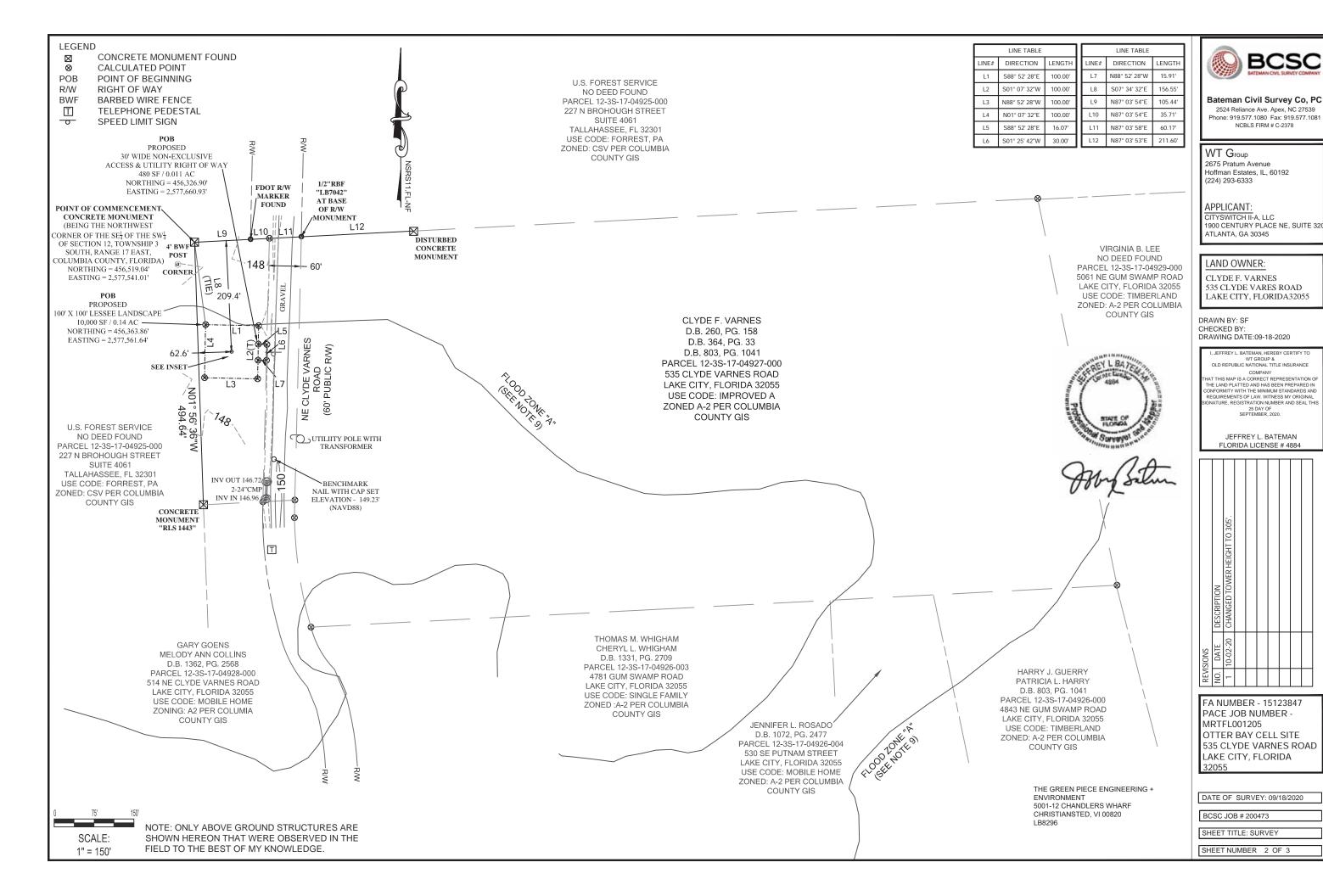
### SURVEYED LEGAL DESCRIPTIONS

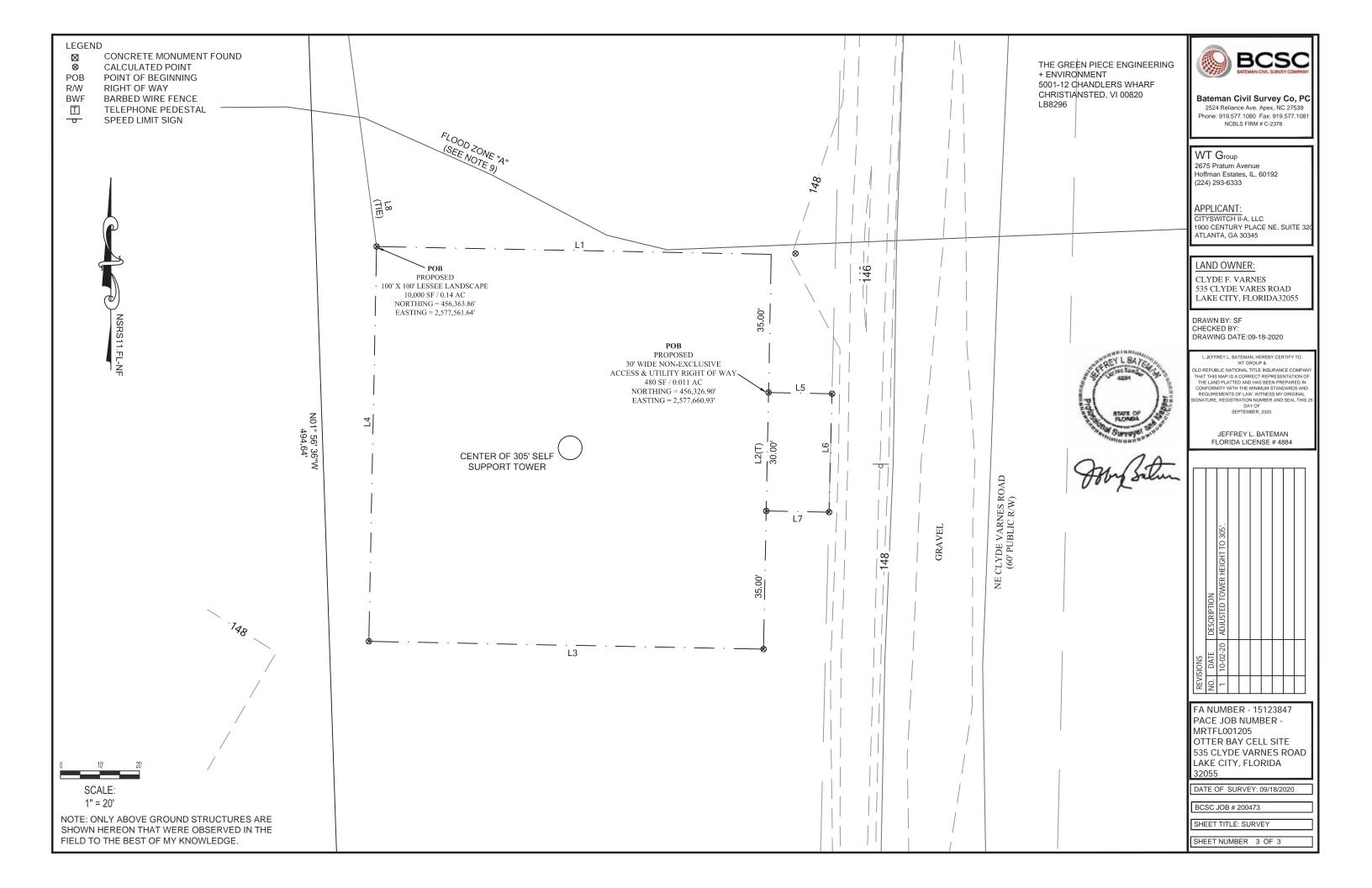
### 30' WIDE LESSEE NON-EXCLUSIVE ACCESS & UTILITY RIGHTS OF WAY DESCRIPTION

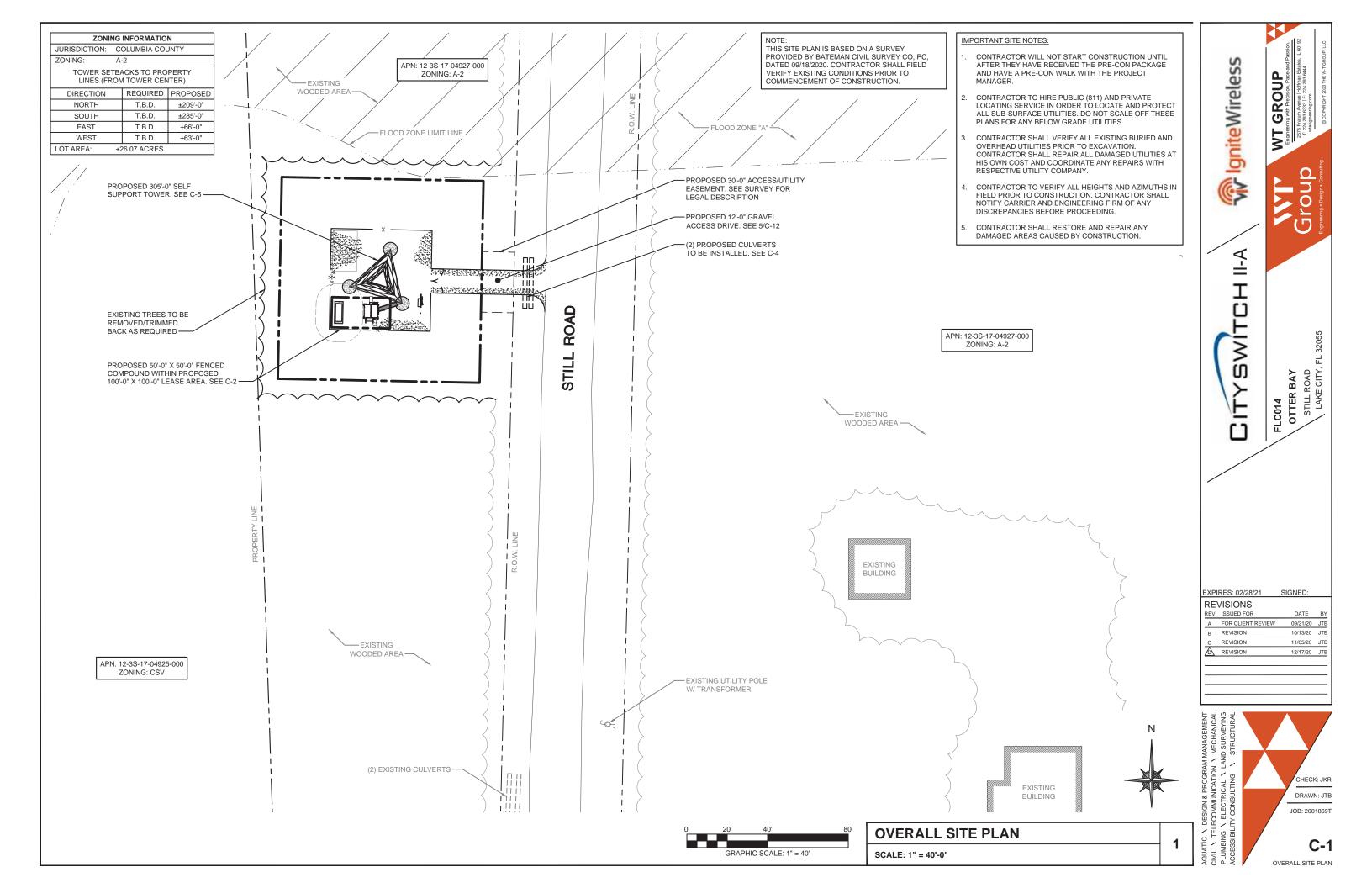
COMMENCING AT THE NORTHWEST CORNER OF THE SE $\frac{1}{4}$  OF THE SW $\frac{1}{4}$  OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THENCE S 07°34'32" E 156.55' FEET TO A POINT, THENCE S88°52'28"E 100.00 FEET TO A POINT, THENCE S01°07'32"W 35.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE 30' WIDE LESSEE NON-EXCLUSIVE ACCESS & UTILITY RIGHTS OF WAY, THENCE S88°52'28"E 16.07 FEET TO A POINT ON THE WESTERN RIGHT OF WAY OF NE CLYDE VARNES ROAD (60' PUBLIC RIGHT OF WAY), THENCE WITH SAID WESTERN RIGHT OF WAY S01°25'42"W 30.00 FEET TO A POINT, THENCE LEAVING SAID WESTERN RIGHT OF WAY N88°52'28"W 15.91 FEET TO A POINT, THENCE N01°07'32"W 30.00 FEET TO THE POINT AND PLACE OF BEGINNING, SAID 30' WIDE LESSEE NON-EXCLUSIVE ACCESS & UTILITY RIGHTS OF WAY CONTAINS 480 SQUARE FEET, MORE OR LESS.

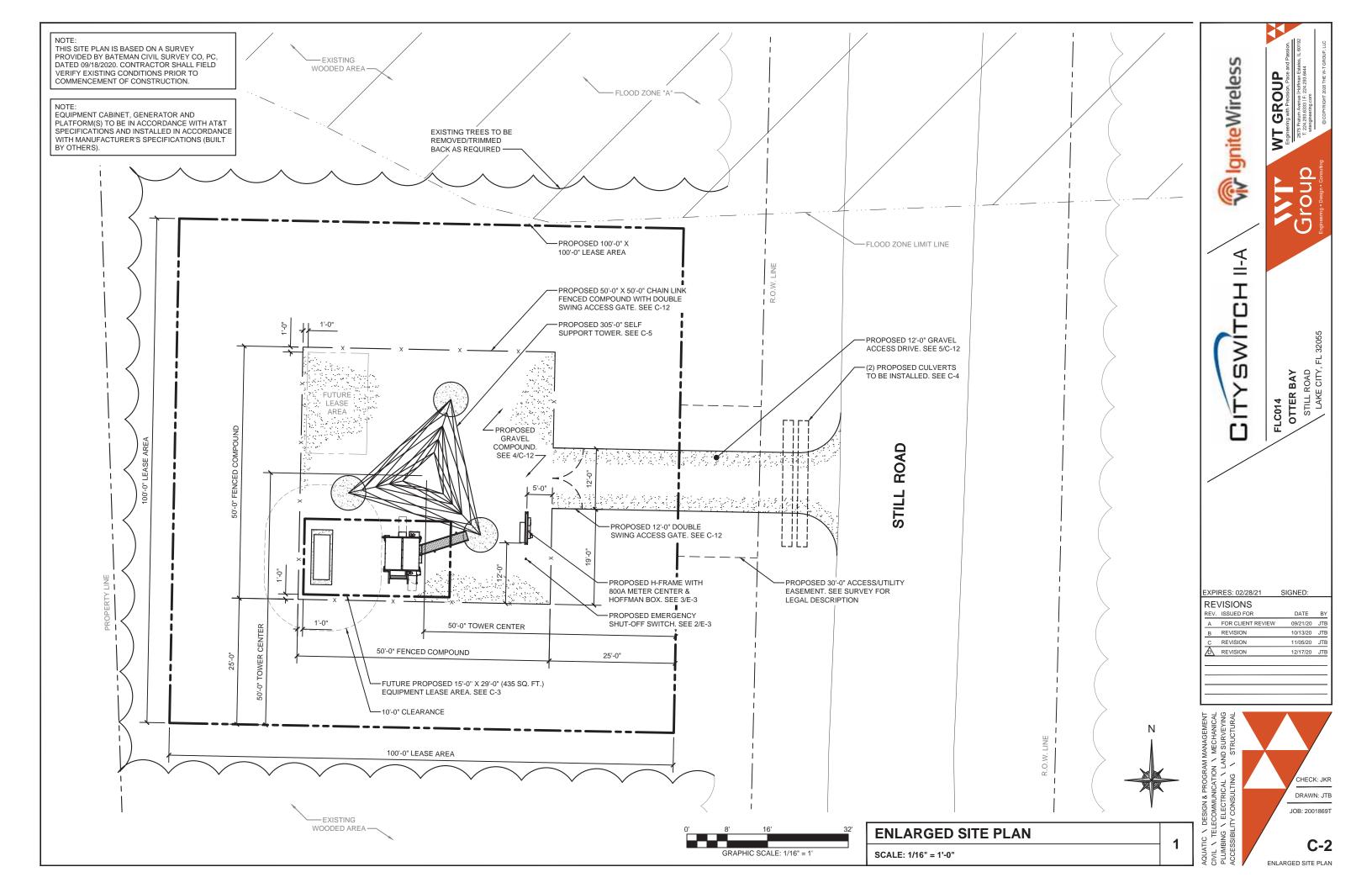
100' X 100' LESSEE LAND SPACE DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE SE $_4^1$  OF THE SW $_4^1$  OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THENCE S 07°34'32" E 156.55 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE 100'X100' LESSEE LAND SPACE, THENCE S88°52'28"E 100.00 FEET TO A POINT, THENCE S01°07'32"W 100.00 FEET TO A POINT, THENCE N88°52'28"W 100.00 FEET TO A POINT, THENCE N01°07'32"E 100.00 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 10,000 SQUARE FEET, MORE OR LESS.



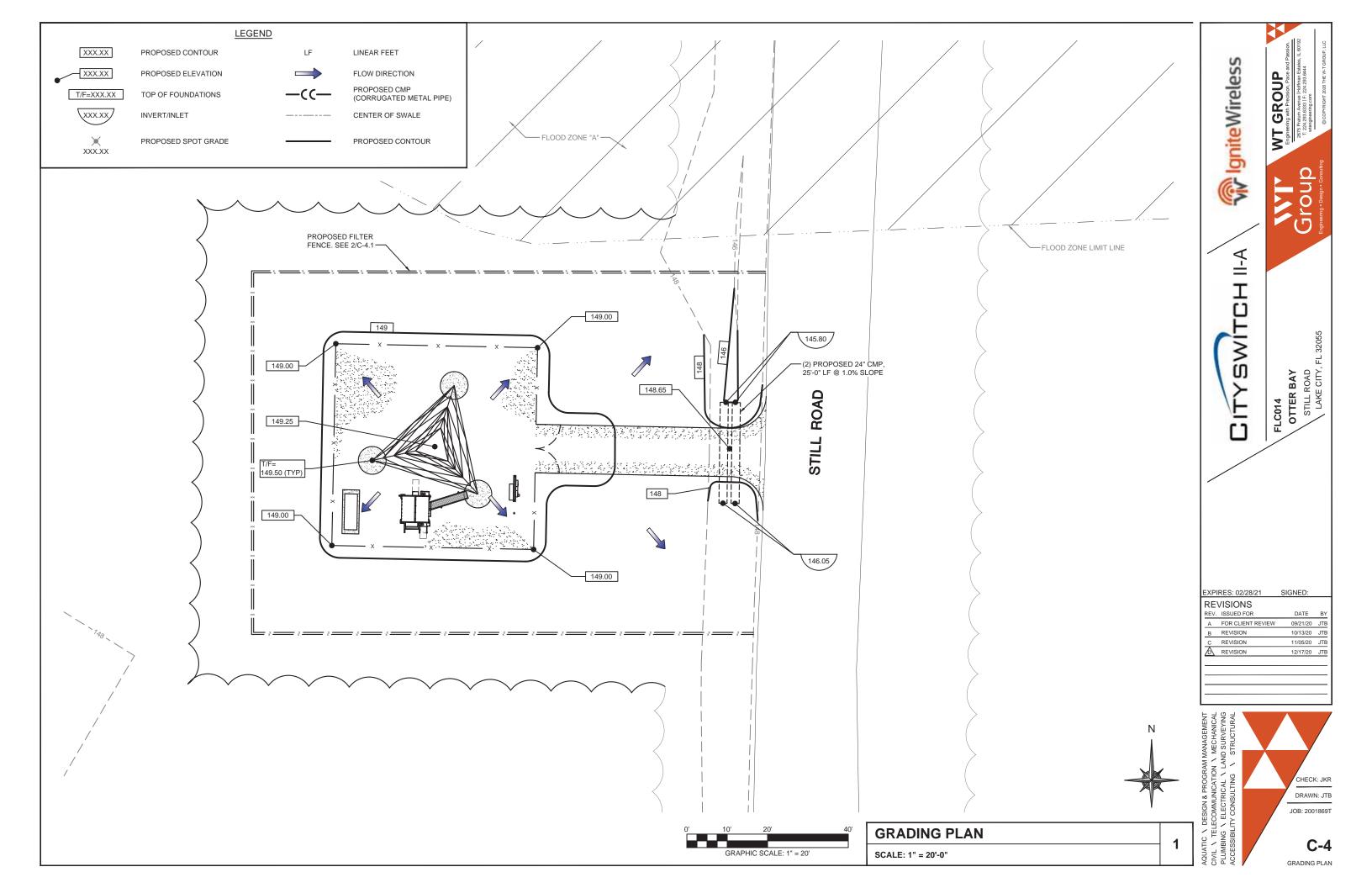


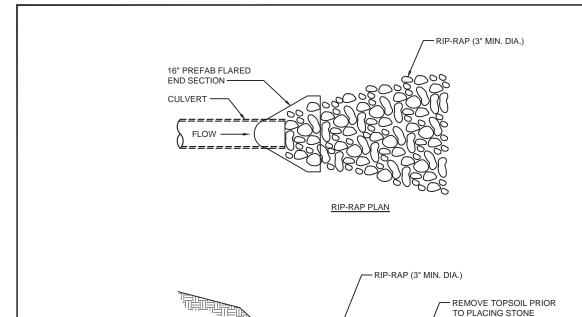




NOTE: NOTE: EQUIPMENT CABINET, GENERATOR AND W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THE EQUIPMENT PLATFORM(S) TO BE IN ACCORDANCE WITH AT&T W IgniteWireless PLATFORM(S). NEW EQUIPMENT SHOWN ON THIS SPECIFICATIONS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS (BUILT BY PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE WT GROUP OTHERS). PLATFORM(S) HAVE THE CAPACITY TO ADEQUATELY SUPPORT THE CABINETS/EQUIPMENT/SHELTER. PRIOR TO ANY EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE EQUIPMENT PLATFORM(S), INCLUDING ALL EQUIPMENT CABINET SUPPORT BRACING & HARDWARE SHALL BE PERFORMED. SWITCH II-A 10'-0" CLEARANCE -FUTURE PROPOSED AT&T 15'-0" X 29'-0" (435 SQ. FT.) EQUIPMENT LEASE AREA (BUILT BY OTHERS) FLC014 OTTER BAY 14'-0" FUTURE PROPOSED AT&T FUTURE PROPOSED AT&T GENERAC 30kW DIESEL GENERATOR ON CONCRETE ICE BRIDGE (±10'-0") (BUILT BY OTHERS) -FUTURE PROPOSED PAD (BUILT BY OTHERS). SEE C-9 GPS ANTENNA (BUILT BY OTHERS) -11'-0" FUTURE PROPOSED AT&T 6'-8" X 6'-8" WALK IN CABINET ON ELEVATED PREFABRICATED HELICAL FOUNDATION (BUILT BY OTHERS) PROPOSED 50'-0" X 50'-0" CHAIN LINK - (2) FUTURE PROPOSED RAYCAP DC12 SURGE PROTECTION DEVICES (CONTRACTOR TO DETERMINE EXACT LOCATION DURING FENCED COMPOUND WITH DOUBLE SWING ACCESS GATE. SEE C-10 INSTALL) (BUILT BY OTHERS) ∠ PROPOSED GRAVEL COMPOUND. SEE 4/C-12 FUTURE PROPOSED WALK IN CABINET PREFABRICATED HELICAL FOUNDATION WITH STAIR (ELECTRO MECHANICAL INDUSTRIES, EXPIRES: 02/28/21 REVISIONS INC. PART #W-000-357) (BUILT BY OTHERS) REV. ISSUED FOR DATE BY A FOR CLIENT REVIEW FUTURE PROPOSED 200A POWER TRANSFER 09/21/20 JTB LOAD CENTER E/W AUTOMATIC TRANSFER B REVISION 10/13/20 JTE SWITCH (INTERSECT) (BUILT BY OTHERS) C REVISION 11/05/20 JTE REVISION 12/17/20 JTE FUTURE PROPOSED 29'-0" AT&T LEASE AREA CHECK: JKR DRAWN: JTB JOB: 2001869T **EQUIPMENT PLAN C-3** GRAPHIC SCALE: 1/4" = 1' SCALE: 1/4" = 1'-0"

EQUIPMENT PLAN





FLOW -

**RIP-RAP DETAIL** 

RIP-RAP SECTION

SCALE: NONE

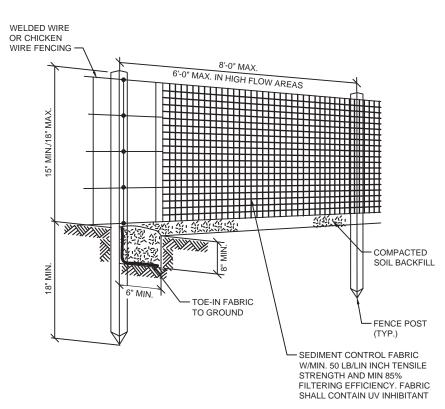
EXISTING GROUND

- 6" COMPACTED

GRAVEL BASE

### SILT FENCE NOTES:

- CONSTRUCT THE SILT FENCE OF FILTER CLOTH WITH A MINIMUM TENSILE STRENGTH OF 50 LB/LIN INCH.
- SILT FENCE HEIGHT SHALL BE A MINIMUM OF 15 INCHES ABOVE GROUND HEIGHT, BUT SHALL NOT EXCEED 18 INCHES.
- CONSTRUCT SILT FENCE OF A CONTINUOUS ROLL CUT THE LENGTH OF THE BARRIER TO AVOID JOINTS. FABRIC TO BE FASTENED SECURELY TO FENCE POSTS WITH 1 INCH STAPLES OR TIE WIRES.
- SUPPORT FABRIC WITH WOVEN WIRE MESH 14.5 GAUGE, 6" MAX. MESH OPENING. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH 1 INCH STAPLES OR TIE
- POSTS FOR SEDIMENT FENCES SHALL BE 4 INCH DIAMETER PINE, 2 INCH DIAMETER OAK OR 1.33 LB/LINEAR FOOT STEEL. MINIMUM LENGTH SHALL BE 4 FEET. POSTS SHALL BE SPACED NO MORE THAN 8 FEET APART AND THEY SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 18 INCHES.
- EXCAVATE A TRENCH APPROXIMATELY 6 INCHES WIDE AND 8 INCHES DEEP ALONG THE PROPOSED LINE OF POSTS AND UP SLOPE FROM THE BARRIER. BACKFILL THE TRENCH WITH COMPACTED SOIL OR GRAVEL PLACED OVER THE FILTER FABRIC.
- DO NOT ATTACH FILTER FABRIC TO EXISTING FENCES, TREES, ETC.
- REMOVE FENCING FOLLOWING STABILIZATION OF SLOPES AND ALL DISTURBED AREAS.



**SILT FENCE DETAIL** 

SCALE: NONE

**Y-**WITCH S FLC014 OTTER BAY

2

STILL ROAD LAKE CITY,

P IgniteWireles

WT GROUP

EXPIRES: 02/28/21 SIGNED: REVISIONS DATE B REV. ISSUED FOR A FOR CLIENT REVIEW 09/21/20 JTE B REVISION 10/13/20 JTE C REVISION 11/05/20 JTE A REVISION 12/17/20 JTE

CHECK: JKR DRAWN: JTB JOB: 2001869T C-4.1 GRADING DETAILS

**NOT USED** 

SCALE: NONE

3

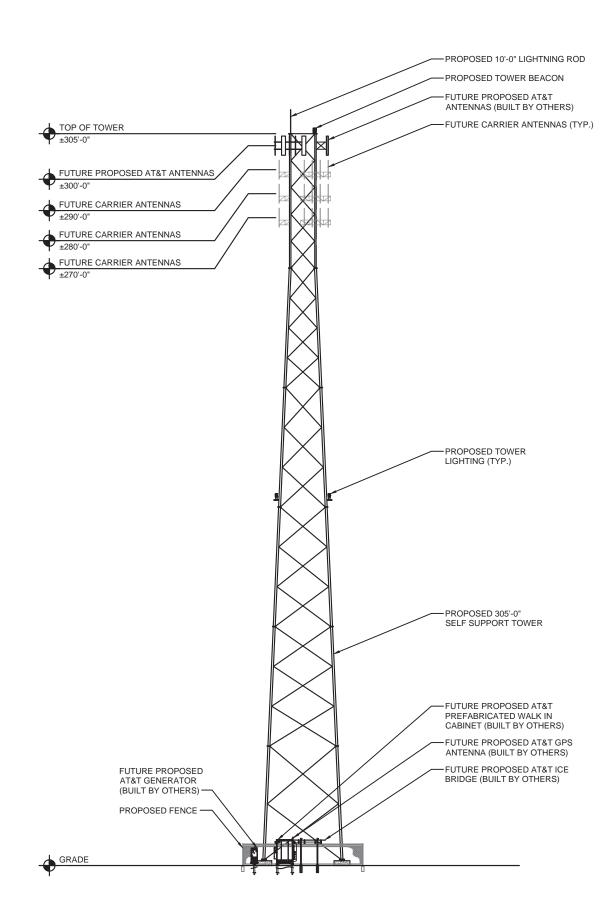
1

**NOT USED** 

SCALE: NONE

### NOTES:

- AZIMUTHS SHOWN ARE MEASURED CLOCKWISE FROM TRUE NORTH.
- ANTENNA MOUNTS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- STRUCTURE SHOWN IS SCHEMATIC IN NATURE. INSTALL SECTOR MOUNTS WITH ENOUGH STAND-OFF FROM TOWER SO THAT SECTORS DO NOT OVERLAP.
- RF DATA SHOWN IN THESE PLANS WAS WAS ACCURATE AT THE TIME OF ISSUE, DATED 07/09/2019, IN THE EVENT THE DATA SHOWN IN THESE PLANS IS IN CONFLICT WITH THE CURRENT RF DESIGN PLAN (RFDS), THE RFDS WILL SUPERCEDE THESE PLANS.
- THE CONTRACTOR IS TO VERIFY THAT THE CURRENT RFDS IS USED FOR ALL ANTENNA TYPES AND ALIGNMENT INFORMATION.



W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

A STRUCTURAL ANALYSIS OF THE ANTENNA MOUNT HAS BEEN COMPLETED BY GEOSTRUCTURAL ON 10/09/2020. THE LOCATION AND MOUNTING OF THE ANTENNAS SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.



Py IgniteWireless WT GROUP

∀-|| SWITCH FLC014 OTTER BAY

EXPIRES: 02/28/21 SIGNED: REVISIONS REV. ISSUED FOR DATE B A FOR CLIENT REVIEW 09/21/20 JTE B REVISION 10/13/20 JTE C REVISION 11/05/20 JTE REVISION 12/17/20 JTE

CHECK: JKR DRAWN: JTB JOB: 2001869T

GRAPHIC SCALE: 1" = 40'

**TOWER ELEVATION** 

SCALE: 1" = 40'-0"

TOWER ELEVATION

**C-5** 

NOTE: W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR

SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE **EQUIPMENT INSTALLATION. A STRUCTURAL** EVALUATION OF THE TOWER OR STRUCTURE INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

### NOTE:

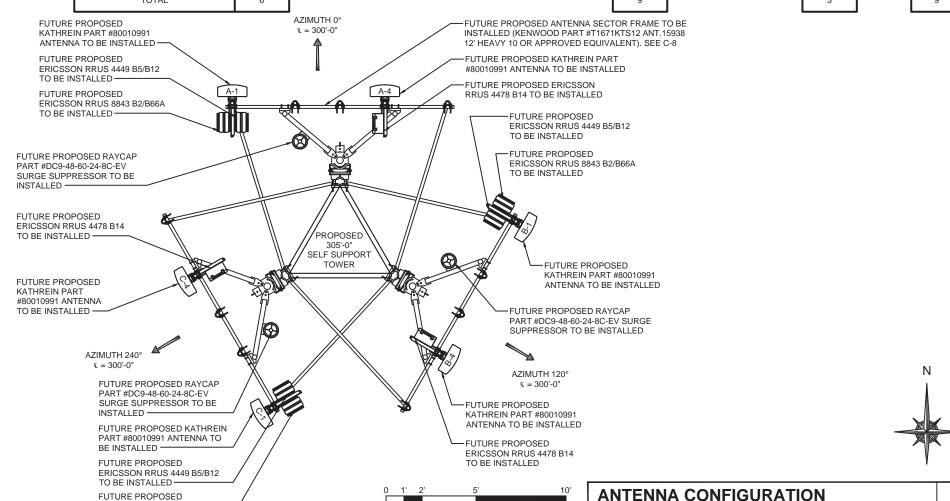
A STRUCTURAL ANALYSIS OF THE ANTENNA MOUNT HAS BEEN COMPLETED BY GEOSTRUCTURAL ON 10/09/2020. THE LOCATION AND MOUNTING OF THE ANTENNAS SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.

CABLE COUNTS ARE TOTALS AND NOT INDICATIVE OF SPECIFIC POSITIONS. CONTRACTOR TO FIELD VERIFY QUANTITIES AND SIZES OF EXISTING CABLES.

ANTENNAS & RRU'S TO BE CENTERED VERTICALLY ON MOUNT FACE.

RAYCAP SURGE SUPPRESSOR CAN BE MOUNTED TO THE TOWER LEG, ANTENNA FRAME, OR ANTENNA PIPE. EXACT MOUNTING LOCATION TO BE DETERMINED BY THE CONSTRUCTION MANAGER.

ANTENNA & CABLE SCHEDULE														
ANTENNA POSITION	SECTOR	RAD CENTER		ANTENNA MAKE/MODEL	QUANTITY	PORT NUMBER	ELECTRICAL TILT	AZIMUTH	RRU MAKE/MODEL	QUANTITY	SURGE PROTECTION	QUANTITY	COAX/ CABLE	QUANTITY
A-1			LTE 1900 LTE 700-850	KATHREIN 80010991	1	1/2/3/4 5/6/7/8 9/10/11/12	2/2/2/2 4/4/4/4 -/-/-	0°	ERICSSON RRUS 4449 B5/B12 ERICSSON RRUS 8843 B2/B66A	2	RAYCAP DC9-48-60-24-8C-EV	1	4 AWG DC POWER 24 PR .39" FIBER	6
A-2			-	-	-	-	-		-	-				
A-3	ALPHA	ALPHA ±300'-0"	-	-	-	-	-		-	-				
A-4			LTE AWS LTE 700	KATHREIN 80010991	1	1/2/3/4 5/6/7/8 9/10/11/12	2/2/2/2 4/4/4/4 -/-/-		ERICSSON RRUS 4478 B14	1				
A-5			-	-	-	-	-		-	-				
B-1	-1		LTE 1900 LTE 700-850	KATHREIN 80010991	1	1/2/3/4 5/6/7/8 9/10/11/12	2/2/2/2 4/4/4/4 -/-/-	120°	ERICSSON RRUS 4449 B5/B12 ERICSSON RRUS 8843 B2/B66A	2	RAYCAP DC9-48-60-24-8C-EV	1		
B-2			-	-	-	-	-		-	-				
B-3	3 BETA ±300'-0	±300'-0"	-	-	-	-	-		-	-				
B-4			LTE AWS LTE 700	KATHREIN 80010991	1	1/2/3/4 5/6/7/8 9/10/11/12	2/2/2/2 4/4/4/4 -/-/-		ERICSSON RRUS 4478 B14	1				
B-5			-	-	-	-	-		-	-				
C-1			LTE 1900 LTE 700-850	KATHREIN 80010991	1	1/2/3/4 5/6/7/8 9/10/11/12	2/2/2/2 4/4/4/4 -/-/-	240°	ERICSSON RRUS 4449 B5/B12 ERICSSON RRUS 8843 B2/B66A	2	RAYCAP DC9-48-60-24-8C-EV	1		
C-2			-	-	-	-	-		-	-				
C-3	GAMMA	±300'-0"	-	-	-	-	-		-	-				
C-4	C-4		LTE AWS LTE 700	KATHREIN 80010991	1	1/2/3/4 5/6/7/8 9/10/11/12	2/2/2/2 4/4/4/4 -/-/-		ERICSSON RRUS 4478 B14	1				
C-5			-	-	-	-	-	<u> </u>	-	-				
				TOTAL	6					9		3		9

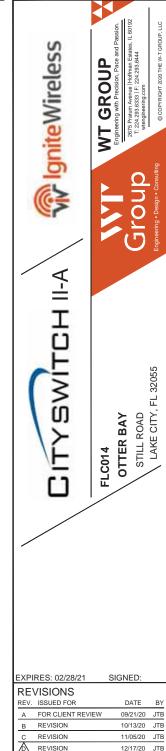


GRAPHIC SCALE: 3/16" = 1"

SCALE: 3/16" = 1'-0"

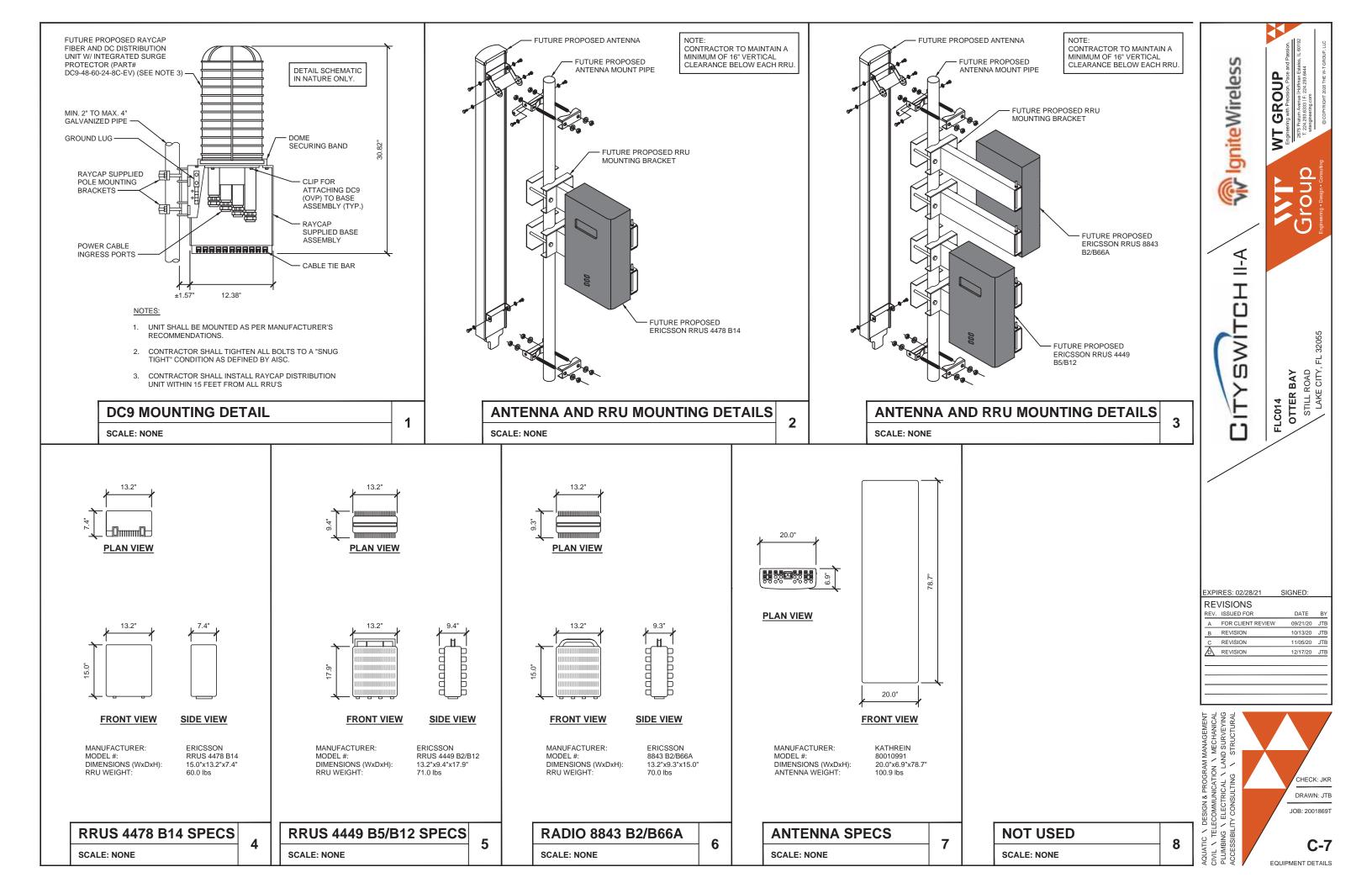
ERICSSON RRUS 8843 B2/B66A

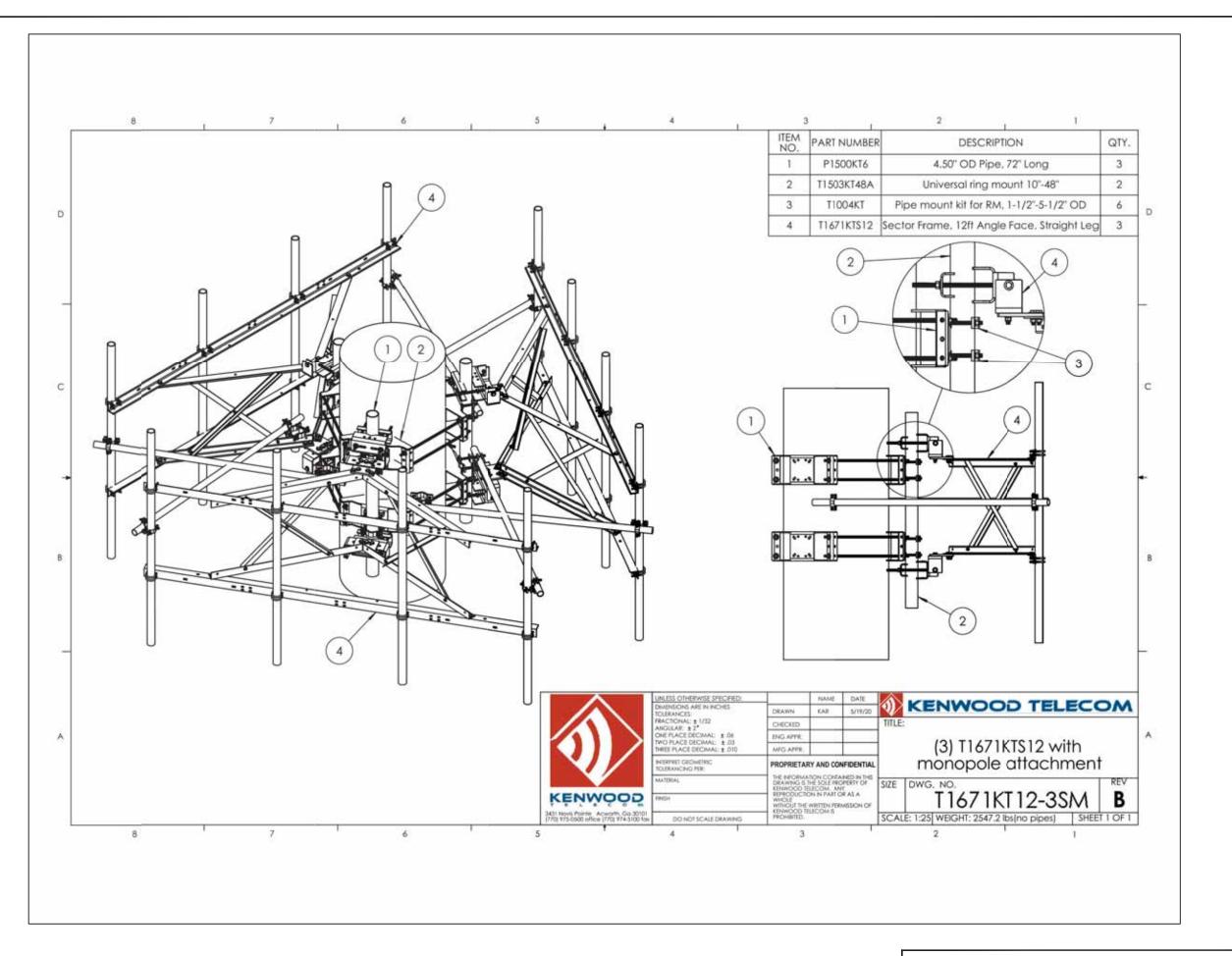
TO BE INSTALLED:



CHECK: JKR DRAWN: JTB JOB: 2001869T

1







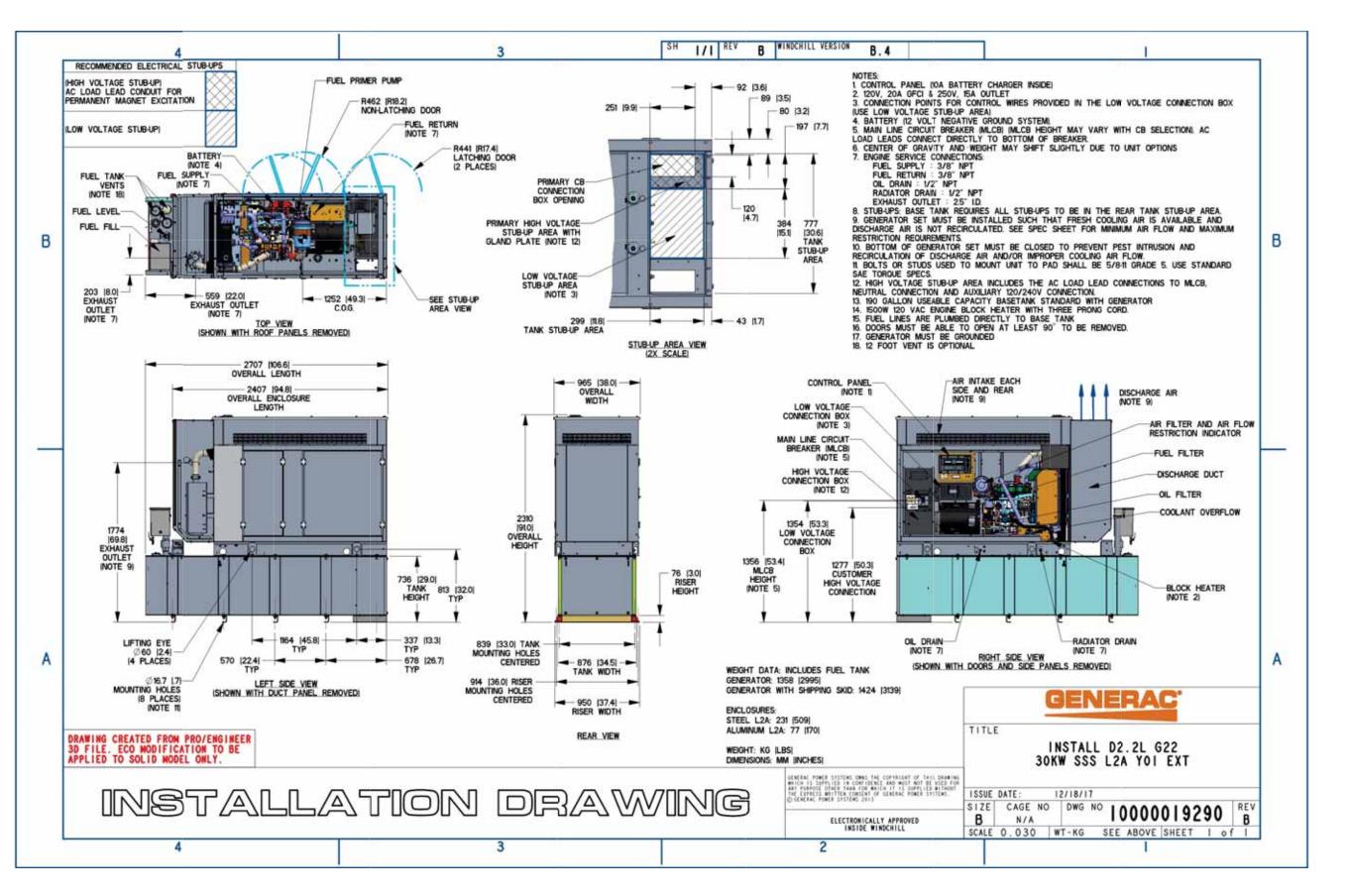
**ANTENNA MOUNT DETAIL** 

SCALE: NONE

EQUIPMENT DETAILS

CHECK: JKR DRAWN: JTB JOB: 2001869T

**C-8** 





EXPIRES: 02/28/21

**REVISIONS** 

REV. ISSUED FOR

REVISION

REVISION

A FOR CLIENT REVIEW

S lgniteWireles

**∀-**||

SWITCH

GROUP

M

STILL ROAD LAKE CITY,

FLC014 OTTER BAY

SIGNED:

09/21/20 JTE

10/13/20 JTE

11/05/20 JTE

12/17/20 JTE

CHECK: JKR DRAWN: JTB

1

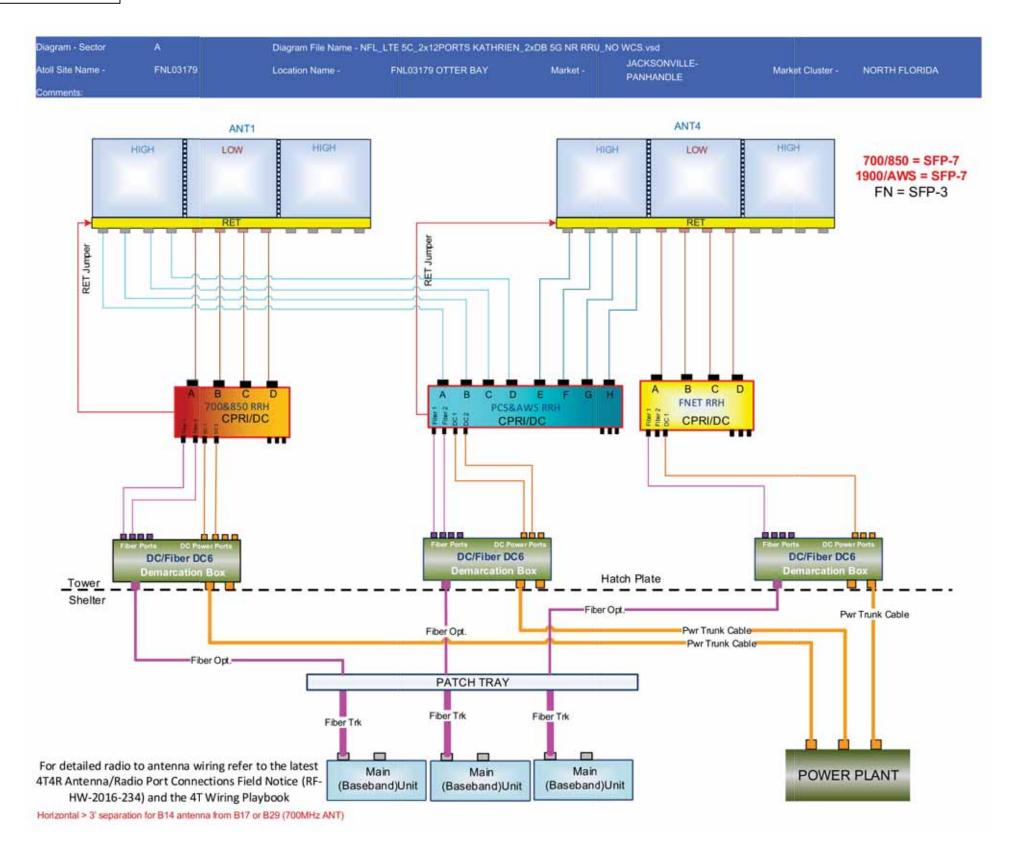
JOB: 2001869T FOUIPMENT DETAILS

**GENERATOR SPECIFICATIONS** 

SCALE: NONE

### NOTES:

- 1. PLUMBING DIAGRAM IS TYPICAL FOR ALL SECTORS.
- VERIFY CONFIGURATION AT PRE-CONSTRUCTION MEETING WITH TURFING VENDOR. RFDS ALWAYS TAKES PRECEDENCE BUT CONFIRM WITH TURFING VENDOR AND END USER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS.



**PLUMBING DIAGRAM** SCALE: NONE

CHECK: JKR DRAWN: JTB JOB: 2001869T C-10 PLUMBING DIAGRAM

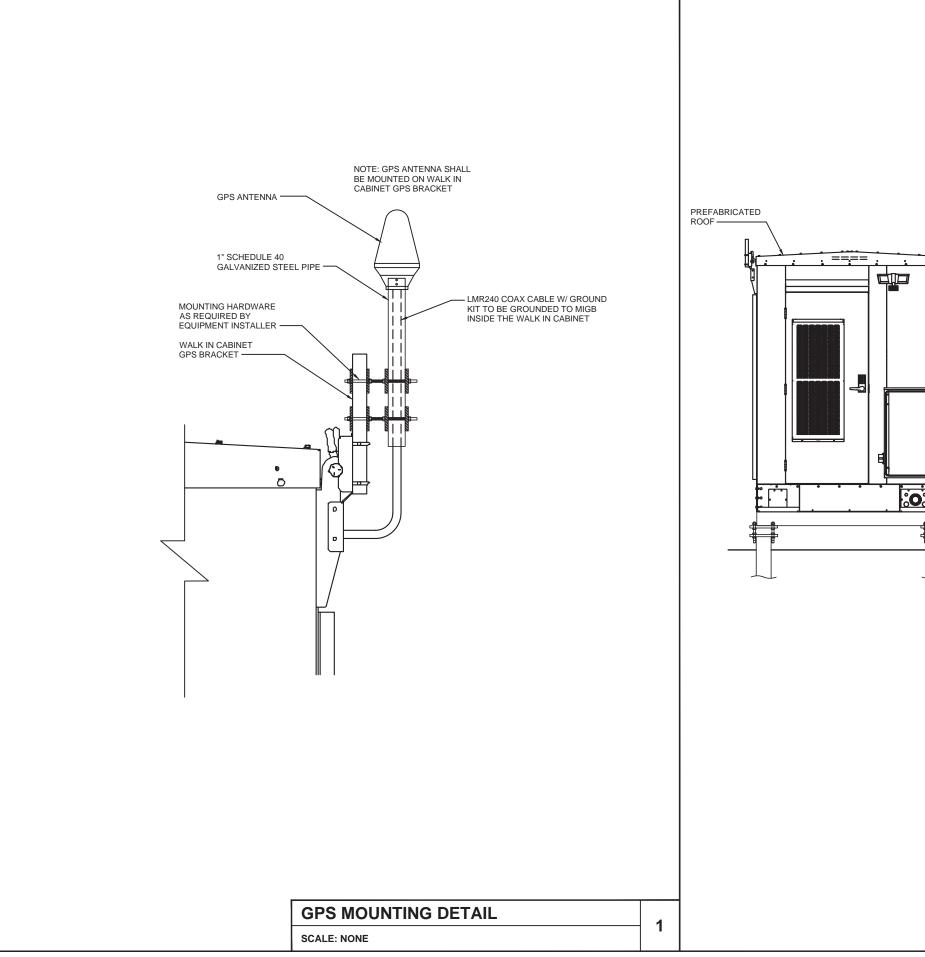
W IgniteWireless WT GROUP

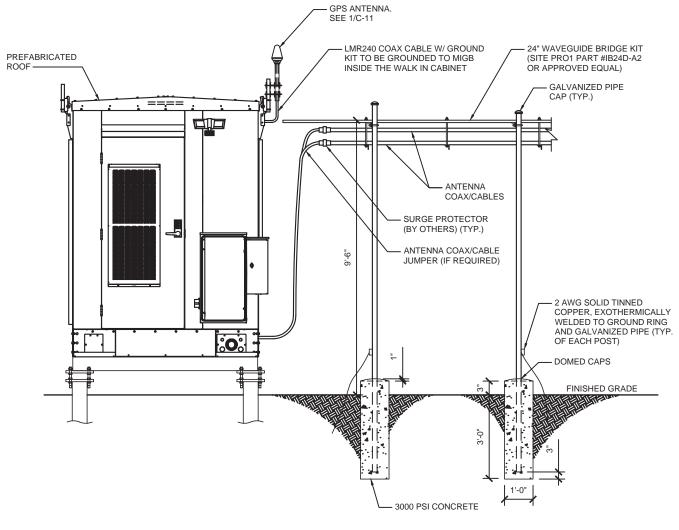
SWÍTCH II-A

FLC014 OTTER BAY

EXPIRES: 02/28/21 REVISIONS REV. ISSUED FOR DATE BY A FOR CLIENT REVIEW 09/21/20 JTB B REVISION 10/13/20 JTE 11/05/20 JTE

C REVISION REVISION 12/17/20 JTE







ICE BRIDGE ELEVATION
SCALE: NONE

AQUATIC \ DESIGN & PROGRAM MANAGEI
CIVIL \ TELECOMMUNICATION \ MECHAP
PLUMBING \ ELECTRICAL \ LAND SURVE
ACCESSIBILITY CONSULTING \ STRUCT

2

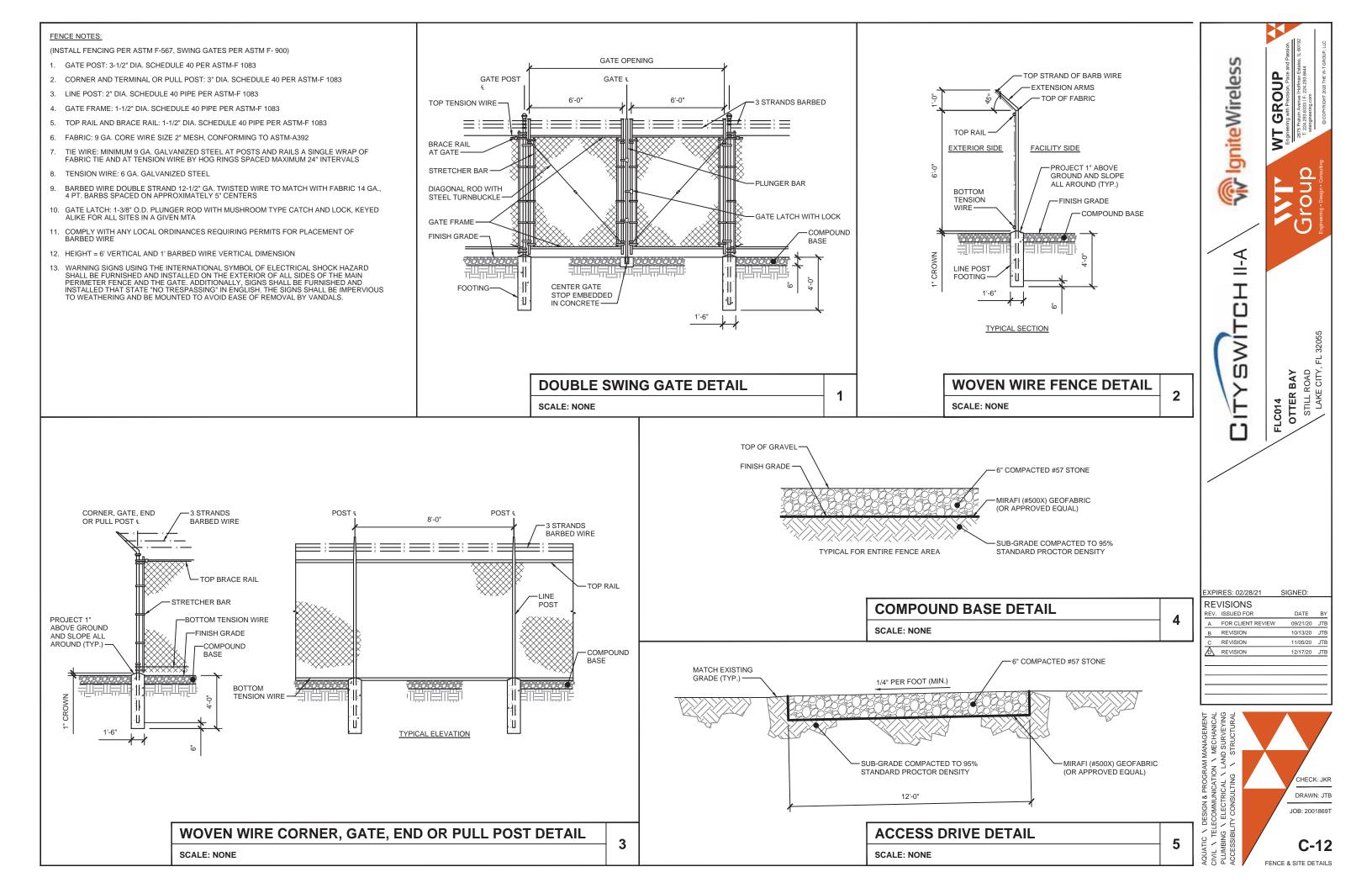
DRAWN: JTB

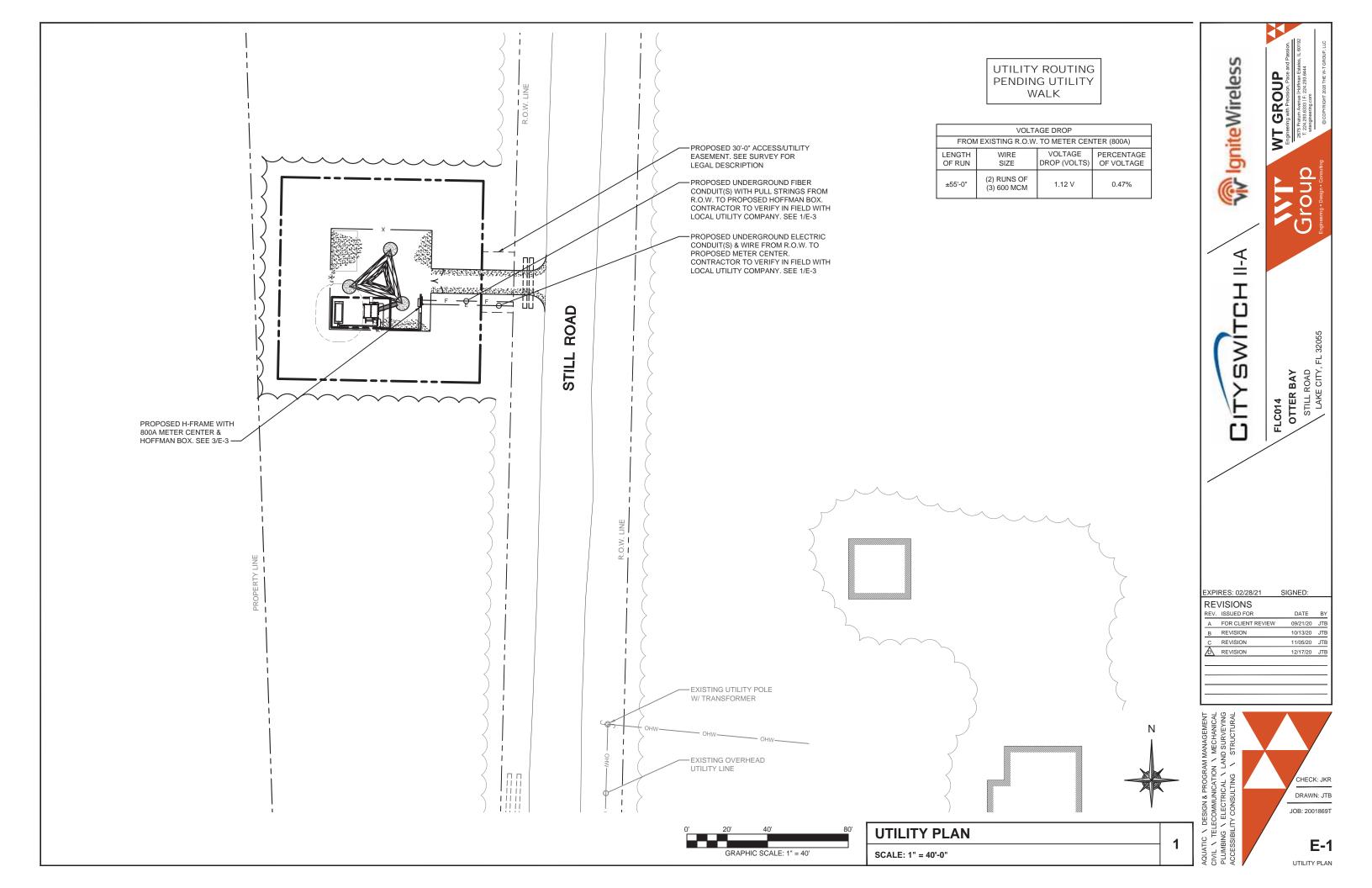
JOB: 2001869T

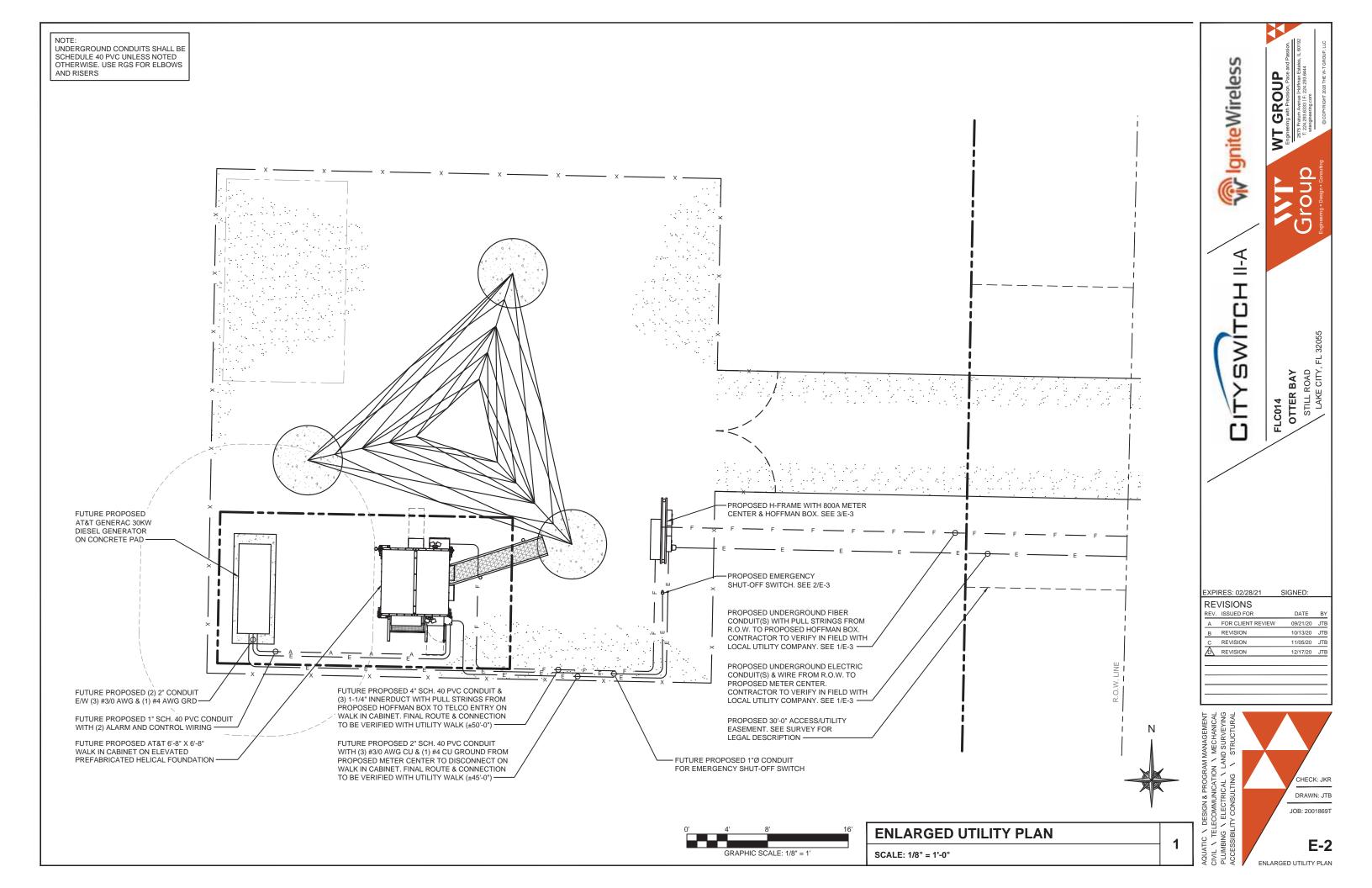
C-11

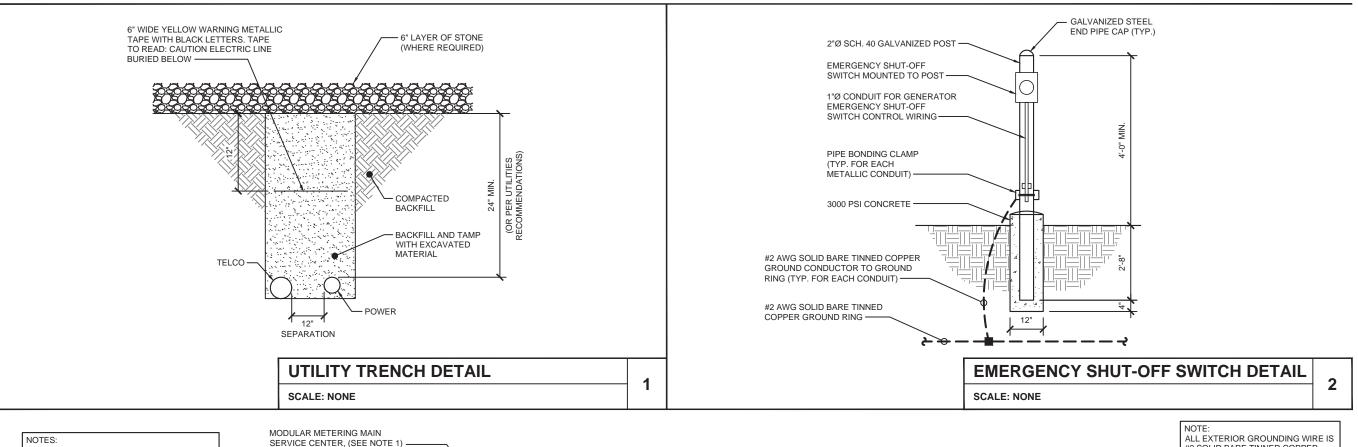
ICE BRIDGE DETAILS

CHECK: JKR



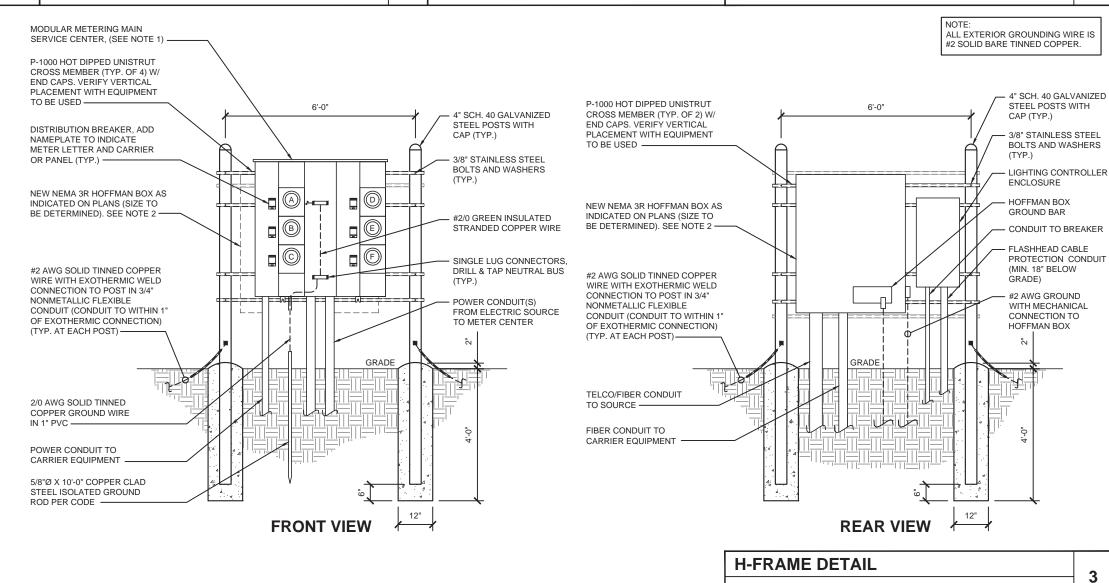




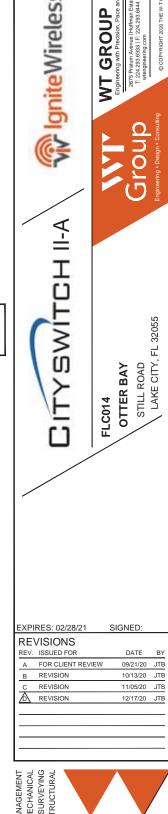


- CONTRACTOR SHALL PROVIDE AND INSTALL MODULAR METERING MAIN SERVICE CENTER, 120/240, 1Ø, 800AMP, NEMA 3R WITH (6) METER SOCKETS (SQUARE D OR EQUAL). METER CENTER SHALL BE FURNISHED WITH (1) 200 AMP CIRCUIT BREAKER TO FEED CARRIER EQUIPMENT, OTHER METERS AND BREAKERS SHALL BE COVERED WITH LEXAN METER COVER.
- WHERE INDICATED ON PLANS, PROVIDE A FIBER/TELCO DEMARCATION BOX TO INCLUDE NEMA 3R ENCLOSURE WITH BACKPLATE (HOFFMAN OR APPROVED EQUAL), SURGE SUPPRESSION, AND 2"X12"X1/4" COPPER TIN-PLATED BUSS BAR. USE DOUBLE LOCKING RINGS W/ WASHERS & RUBBER GROMMETS ON BOTH SIDES OF ALL CONDUIT PENETRATIONS INTO THE BOX.
- CONTRACTOR TO PROVIDE LOCKING PROTECTION FOR UTILITY EQUIPMENT LOCATED OUTSIDE OF FENCED COMPOUND AREA.

UTILITY METER ENCLOSURE INSTALLATION
TO BE COORDINATED WITH THE LOCAL ELECTRICAL PROVIDER.

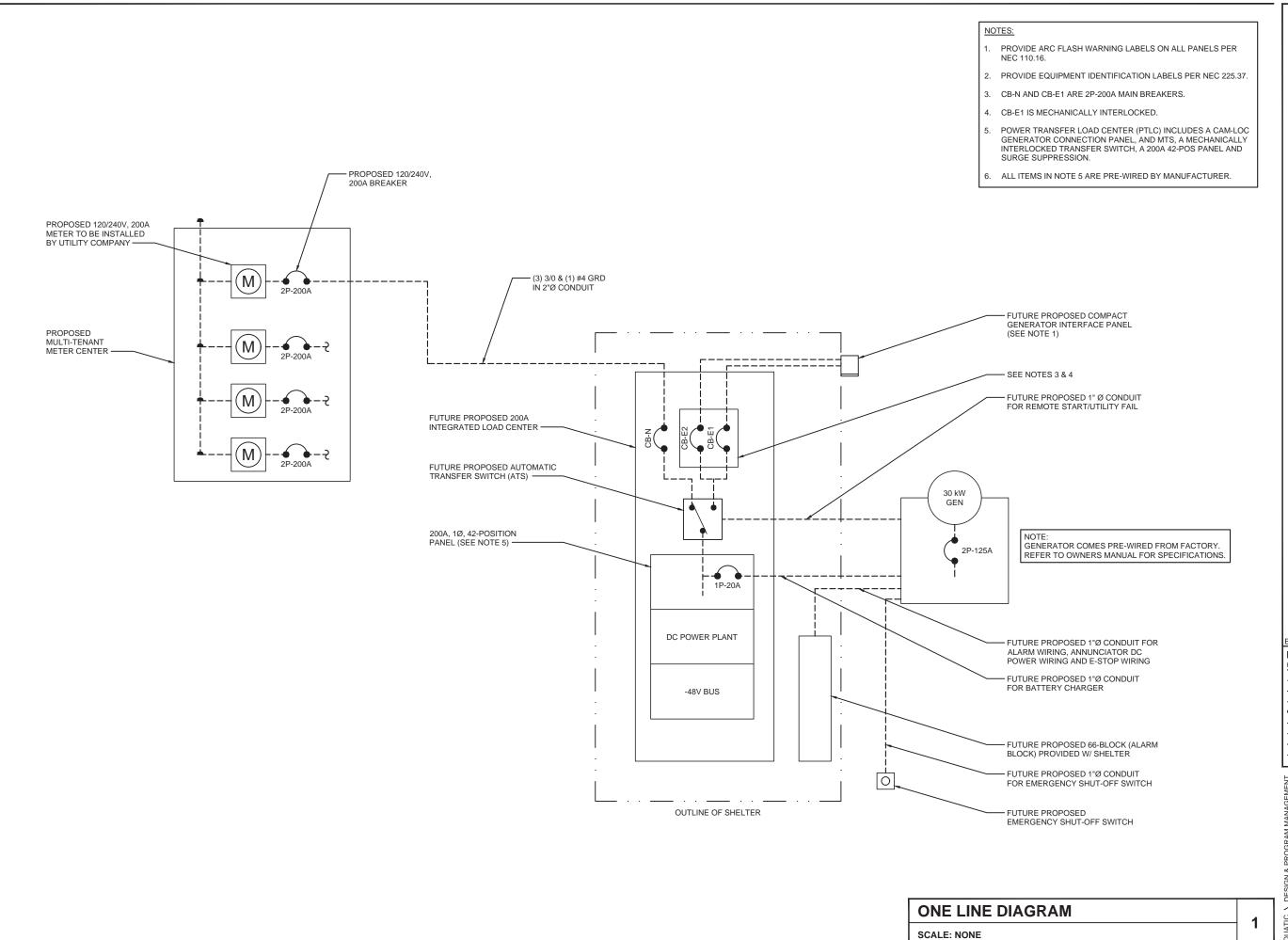


SCALE: NONE



WT GROUP







SigniteWireless

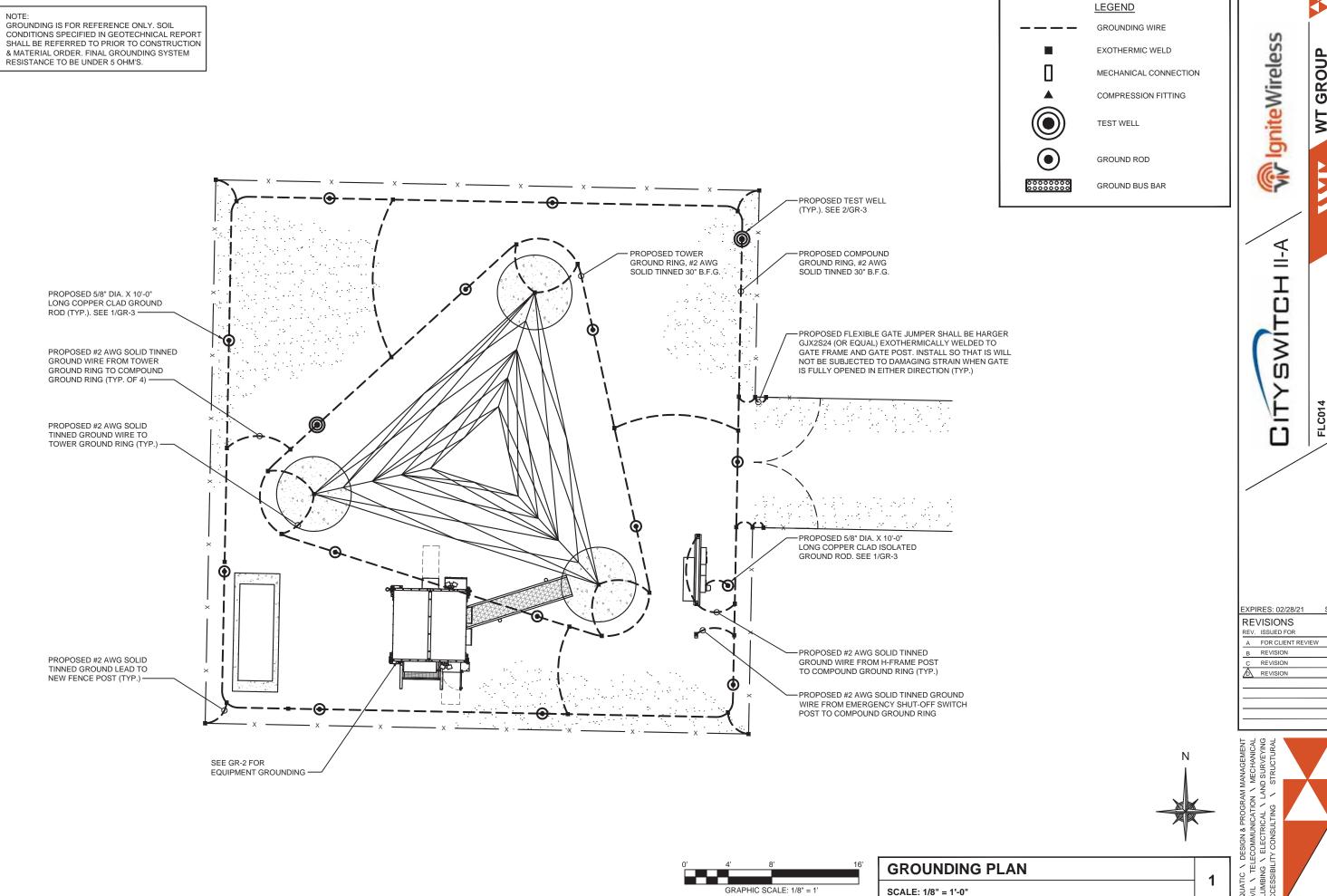
WT GROUP
Engineering with Precision, Pace an
Engineering with Precision, Pace an
T: 224.289.6339 | F: 224.289.6344
witengineering com

FLC014

OTTER BAY
STILL ROAD
LAKE CITY, F

EXPI	RES: 02/28/21	SIGNED:	
RE۱	/ISIONS		
REV.	ISSUED FOR	DATE	В١
Α	FOR CLIENT REVIEW	09/21/20	JTE
В	REVISION	10/13/20	JTE
С	REVISION	11/05/20	JTE
$\overline{\mathbb{A}}$	REVISION	12/17/20	JTE



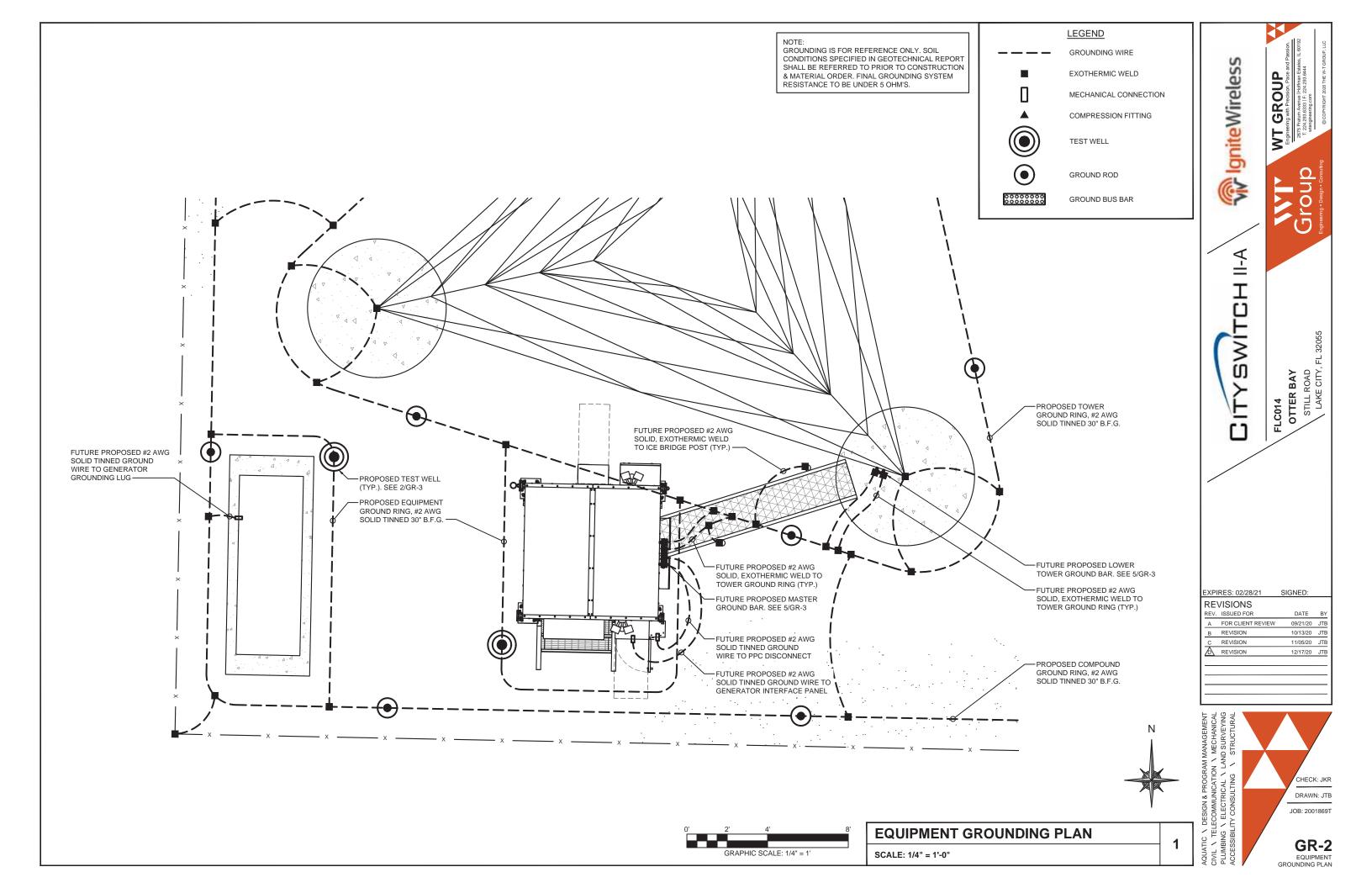


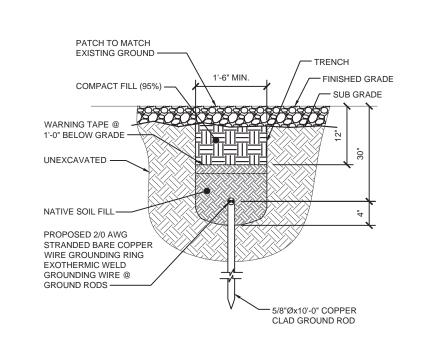
WT GROUP FLC014 OTTER BAY DATE BY

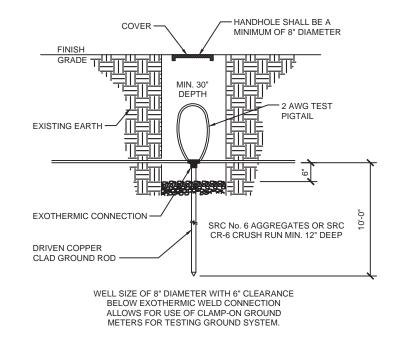
> 10/13/20 JTE 11/05/20 JTE 12/17/20 JTE

CHECK: JKR DRAWN: JTB JOB: 2001869T GR-1 GROUNDING PLAN

09/21/20 JTE







BD, BE, (GL) (VS) BU (LJ)

> **EXOTHERMIC WELD TYPES SCALE: NONE**

3

**GROUND ROD DETAIL** 

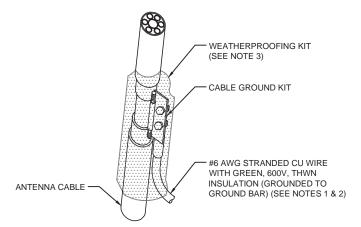
**SCALE: NONE** 

**TEST WELL DETAIL** 

**SCALE: NONE** 

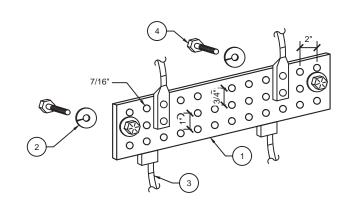
ALL EXTERIOR GROUNDING WIRE IS #2 SOLID BARE TINNED COPPER.

2



#### NOTES:

- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR.
- GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
- WEATHERPROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.



### LEGEND: 1. COPPER GROUND BAR (TINNED), 1/4"X 4"X 20"

- 2. 5/8" LOCKWASHERS, H.K. PORTÉR OR APPROVED EQUIVALENT. 3. #2 TWO HOLE LONG BARREL COMPRESSION LUG BY BURNDY OR
- APPROVED EQUIVALENT. CONTRACTOR SHALL EXOTHERMICALLY WELD ALL CONNECTIONS TO EXTERIOR GROUND BARS. MECHANICAL CONNECTIONS WILL ONLY BE ALLOWED INSIDE WALK IN CABINET AND FOR COAX GROUNDING CONNECTIONS.
- . 5/8-11 X 1" HHCS BOLTS, H.K. PORTER OR APPROVED EQUIVALENT. APPLY A NO-OXIDATION COMPOUND BEHIND AND ON ALL CONNECTIONS TO GROUND BUSS BAR.

**CONNECTION OF GROUND KIT TO ANTENNA CABLE** 

SCALE: NONE

1

**GROUND BAR DETAIL** 

SCALE: NONE

**NOT USED** 6 SCALE: NONE

**REVISIONS** REV. ISSUED FOR A FOR CLIENT REVIEW 09/21/20 JTE B REVISION 10/13/20 JTE C REVISION 11/05/20 JTE REVISION 12/17/20 JTE

EXPIRES: 02/28/21

CHECK: JKR DRAWN: JTB JOB: 2001869T GR-3

GROUNDING DETAILS

BS (SS)







THE FOLLOWING SYMBOLS SHOWN ARE HARGER ULTRAWELD EXOTHERMIC CONNECTIONS WITH PART NUMBERS BELOW.
THESE CONNECTIONS MAY BE CROSS-REFERENCED WITH

CADWELD CONNECTIONS WHICH ARE SHOWN IN PARENTHESIS



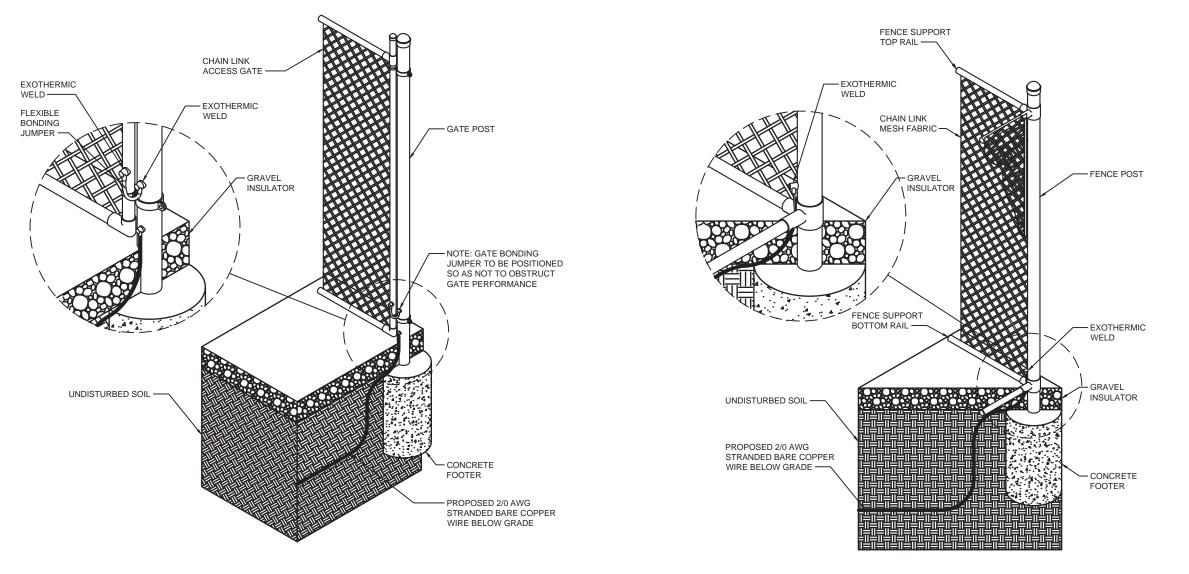
SWITCH FLC014 OTTER BAY

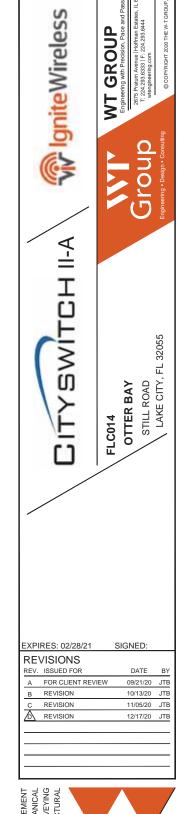
**Y-**

July IgniteWireless

WT GROUP

NOTE: ALL EXTERIOR GROUNDING WIRE IS #2 SOLID BARE TINNED COPPER.





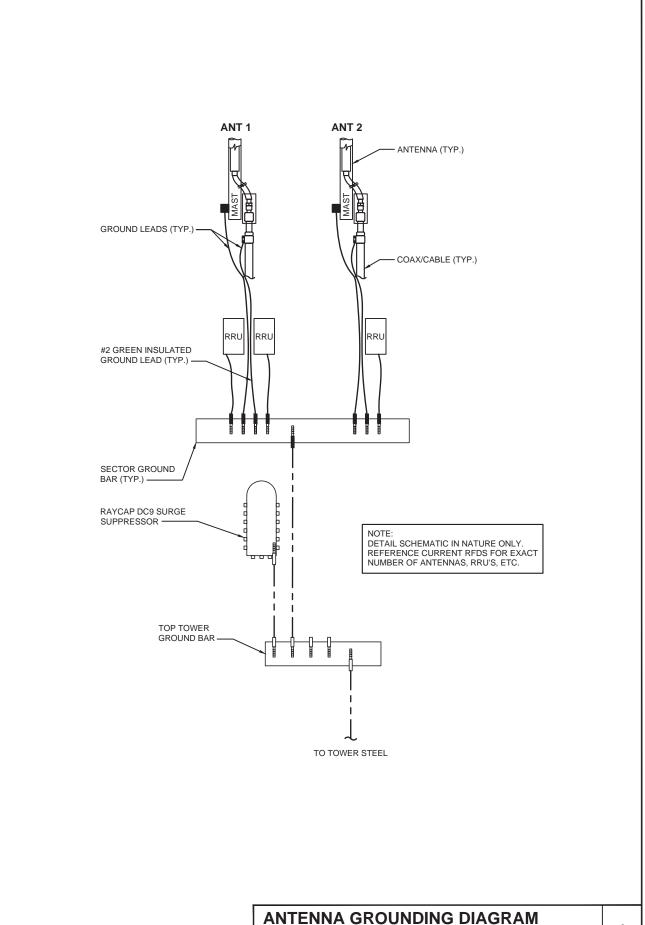
FENCE AND GATE GROUNDING DETAIL

SCALE: NONE

GR-4

GROUNDING DETAILS

CHECK: JKR DRAWN: JTB JOB: 2001869T



SCALE: NONE



B REVISION C REVISION

REVISION

11/05/20 JTB 12/17/20 JTE

CHECK: JKR DRAWN: JTB JOB: 2001869T

GR-5

GROUNDING DETAILS

2

**NOT USED** SCALE: NONE



March 24, 2021

Columbia County Building & Zoning 135 Northeast Hernando Ave, Suite 238, Lake City, FL 32055

RE: Otter Bay/FLC014 - Maintenance, Safety, and Use Letter

To whom it may concern:

Pursuant to Columbia County Land Development Regulations Section 12.2.1.(3)(h), Section 4.2.34(4), Section 4.2.34(4)(1)(a-i), Section 4.2.34(4)(2)(a-j), and Section 4.2.34(4)(1-10). This proposed Wireless Telecommunications Facility will be maintained in a safe manner, and in compliance with all conditions of the Special Exception Permit, without exception, unless specifically granted relief by the Columbia County in writing, as well as all applicable and permissible local codes, ordinances, and regulations, including any and all Columbia County, State and Federal Laws, rules, and regulations. This tower will be constructed to be legally permissible and the Applicant CitySwitch, Ignite Wireless, and all other contractors working with the design, implementation, and construction of this proposed Wireless Telecommunications Facility will be authorized to do business in the State of Florida.

This telecommunications facility shall be automated and unmanned. After the brief construction and installation periods this site will only require infrequent visits for maintenance and upkeep. Typically, there will be two annual visits with one service truck and two service personnel. We are not anticipating any traffic impact, elevated noise levels, or dust generated from basic ground maintenance at this telecommunications facility.

The proposed tower design was submitted based upon a wide-ranging analysis of the Columbia County Land Development Regulation requirements and current wireless telecommunication tower design best practices. Factors evaluated during this tower design included: aesthetic impact, compatibility with existing land use, economic limitations, constructability, and the suitability to meet RF propagation objectives required by AT&T. Based on the provided AT&T Propagation Study a tower height of 305ft is necessary to accomplish the proposed service objectives. This Propagation Study also confirms that the proposed 305ft tower is the minimum height technologically necessary to enable the provision of wireless service required by AT&T and FirstNet within the proposed area of Columbia County. As such, the proposed tower will not have an adverse effect on the Columbia County comprehensive plan or established land use pattern. There are also no expected issues or conditions which would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, and streets; adversely influence living conditions in the neighborhood; create or excessively increase traffic congestion or otherwise affect public safety; create a drainage problem; seriously reduce light and air to adjacent areas; adversely affect property values in the adjacent area; or be a deterrent to the improvement or development of adjacent property in accord with existing regulations.



In keeping with the objectives of the Columbia County Comprehensive Plan (and specifically Objective I.2 and Objective I.7), the location and design of this tower is intended to not disturb the rural character of the agriculture and rural area or negatively affect natural and environmental resources. The proposed tower is needed to provide increased wireless communications coverage and capacity to the local population and travelers along Interstate 10 near Lake City. The proposed facility will not have an adverse effect on the air quality, surface and ground water quality, or existing noise levels. The surface of the land at the 10,000 SF facility will be altered for the facility but will not affect the nearby vegetation, soil, or soil stability. Typical construction and operation of telecommunication facilities does not produce adverse effects on populations of fish, plantlife, wildlife, or marinelife. Attached with this application are a Phase 1 Environmental Study and NEPA Summary Report to ensure there are no specific adverse effects of historic, environmental, fish, plantlife, wildlife, or marinelife species at this facility. These studies will include a survey of the area for the possible existence of threatened and endangered species. The visual impact of the tower will be mitigated by the surrounding trees which will help to naturally screen the ground-based facilities and maintain the rural nature of the area. Internet connectivity and broadband access can be a challenge in rural communities and strengthening the wireless communication network in these areas can provide these services before direct in-home service is available. A dependable wireless network ensures that residents have the option to stay connected economically, socially, and during emergencies. This proposed tower will be advantageous to the community and neighborhood without being out of scale with the needs of the neighborhood or the community.

Sincerely,

**Kendal Lotze** 

Ignite Wireless Project Manager 102 Mary Alice Park Rd Suite 505

Kendal Lotze

Cumming, GA 30040 Phone: 770-862-8089



February 8, 2021

Columbia County Building & Zoning

135 Northeast Hernando Avenue, Ste 238 Lake, Florida, 32055

To whom it may concern:

I respectfully submit this letter as an explanation of our need for a new telecommunications site in the county of Columbia, Florida. As the system design engineer for AT&T Mobility responsible for this area, I have performed a thorough analysis of the desired coverage need in area and the interaction of existing AT&T sites within the immediate coverage area. The search area was based on the proposed site's location relative to the current surrounding sites and capacity enhancements needed within the county. After running numerous propagation modeling, the location and design height was selected as optimal to provide maximum outdoor/indoor coverage and handoff capabilities between the surrounding AT&T sites, based on their location and antenna centerlines.

My study included field visits and computer analysis with sophisticated RF modeling that takes into account the following variables: (A) The physical characteristics of the frequencies allotted by the FCC to AT&T; (B) The allowable power outputs of those frequencies; (C) The AT&T Mobility equipment specifications; (D) The location of existing AT&T Mobility and other facilities; (E) The topography and building density of the area; (F) The optimum coverage using the minimum use of new tower sites. After this review, it was determined that there are no existing structures within the area to meet AT&T Mobility's engineering objectives. These factors were quantified, and values extrapolated using RF modeling software to arrive at a design location and minimum requirement for antenna height. The site candidate, located at 535 Northeast Clyde Varnes Road, Lake City, Florida 32055, identified as AT&T Mobility's Otter Bay site, and is required to meet the coverage objective. Existing neighboring cell site locations on the network are located approximately 9.3, 4.3, 4.4, 5.6, and 4.3 miles away. This new network node will shorten the distances, offering much improved levels of service to target vehicular and residential areas.

The frequency plan for this site is also in accordance with FCC requirements and will not interfere with the Public Safety bands assigned by the FCC. AT&T is licensed by the FCC to use the Cellular A&B bands, FirstNet, PCS F band, 700 B, C&D bands, AWS-3 bands & WCS A, B, C, and D bands in Columbia County.

In summary, it is my professional opinion as the radio frequency design engineer there are no other facilities, in the proper location and at the required height, which will provide the coverage to meet our requirement of providing excellent wireless services to your citizens in this area.

Sincerely,

New Cingular Wireless PCS, LLC

By: AT&T Mobility Corporation, its Manager

By: Frank Tagliani

Frank Tagliani Principal Engineer - AT&T Mobility 407-920-0000

State of Florida, County of Broward

Sworn to and subscribed before me the undersigned authority by the Manager who is personally known to me, this 8th

February

2021.

OGIVE SIMEON MY COMMISSION # HH 069249 EXPIRES: December 6, 2024 Bonded Thru Notary Public Underwrite

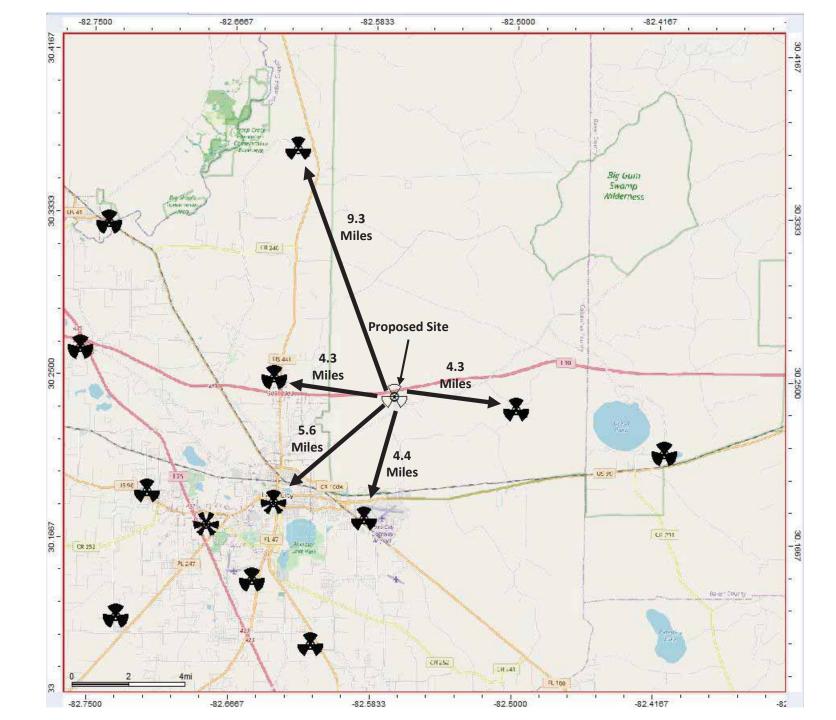
My Commission Expires:

# Otter Bay Cell Site

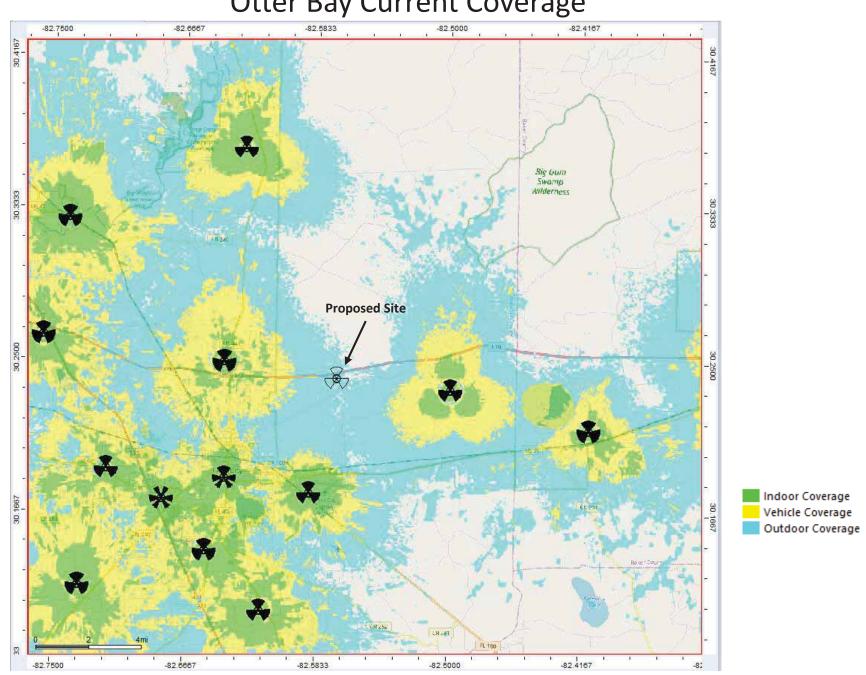
Proposal

### Area of Interest

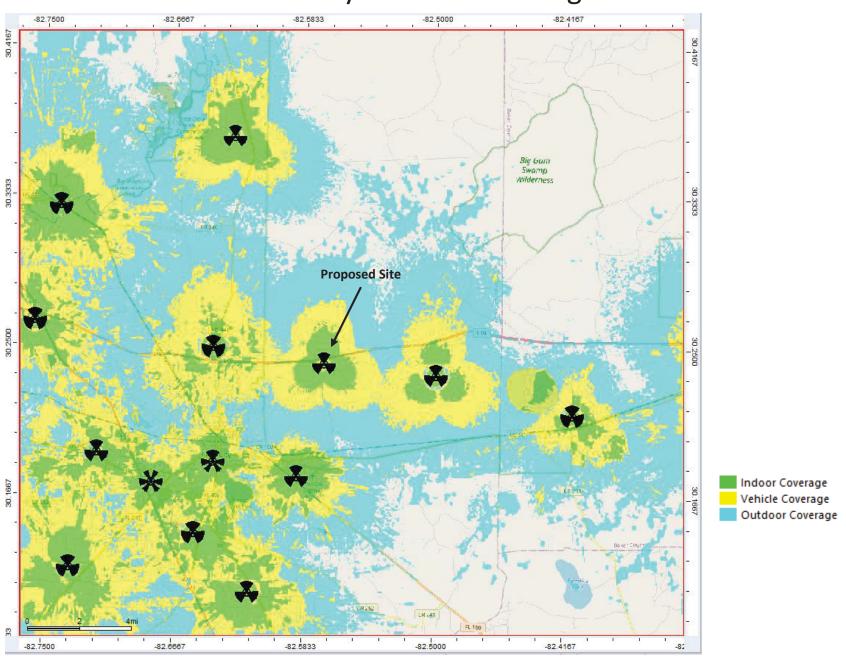
Distances to existing sites



### Otter Bay Current Coverage



## Otter Bay Planned Coverage





February 26, 2021

Timothy Cook
Director - Construction & Operations
CitySwitch
1900 Century Placel NE, Suite 320
Atlanta, GA 30345

RE: 305' Self-Supporting Tower for Otter Bay, FL

Dear Mr. Cook,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 118 mph with no ice and 30 mph with 1/4" ice, Risk Category II, Exposure Category B, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. This would effectively result in a fall radius within the 100' x 100' compound. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Towers & Poles.* 

Sincerely,

Robert E. Beacom, P.E., S.E Engineering Supervisor



September 14, 2020

Colleen Carroll, VP, Site Development Ignite Wireless, Inc. 102 Mary Alice Park Road, Suite 505 Cumming, GA 30040

Re: Phase I Environmental Site Assessment

Otter Bay Still Road

Lake City, Florida 32055

Dear Ms. Carroll:

RESCOM Environmental Corp. has completed a Phase I Environmental Site Assessment for the above referenced property. This assessment was performed in conformance with the American Society for Testing and Materials (ASTM) Standard Practice E 1527.

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. It is the opinion of the Environmental Professional that no further inquiry is required.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

This Phase I Environmental Site Assessment has been prepared for the exclusive use of Ignite Wireless, Inc., CitySwitch, LLC, and AT&T Mobility Corp. Thank you for the opportunity to provide this service and we look forward to working with you in the future. If you have any questions or comments, please call our office at (231) 409-2563.

Sincerely,

RESCOM Environmental Corp

Susan Blackmore, LPG

Swan Blackmore

**Environmental Professional** 

**RESCOM File: 20050018** 

Joseph P. Lee

Jul P. L

**Environmental Professional** 



#### ASTM E 1527 PHASE I ENVIRONMENTAL SITE ASSESSMENT

#### OTTER BAY STILL ROAD LAKE CITY, FLORIDA 32055

Prepared for:

Ignite Wireless, Inc. 102 Mary Alice Park Road, Suite 505 Cumming, GA 30040

September 14, 2020

Prepared by:

**RESCOM Environmental Corp** 

PO Box 361 Petoskey, Michigan 49770 (231) 409-2563 RESCOM ID: 20050018

Susan Blachmore

Prepared by: Susan Blackmore, LPG

Environmental Professional

**Reviewed by:** Joseph P. Lee Environmental Professional

#### TABLE OF CONTENTS

INTRODUCTION	1
Executive Summary	1
Purpose and Scope	
Limitations and Exceptions	
SITE BACKGROUND	2
Site Location and Description	
Previous Environmental Assessments	
User Provided Information	
Adjoining Properties	
SITE HISTORY	3
Aerial Photographs	
Topographic Maps	
Fire Insurance Maps	
Interview with Site Owner	
Interview with Local Official	
REGULATORY REVIEW	5
ERIS Radius Review	
ENVIRONMENTAL SETTING	5
SITE RECONNAISSANCE	5
Site Conditions	5
Utilities	6
CONCLUSIONS	6
REFERENCES	6
ENVIRONMENTAL PROFESSIONAL STATEMENT	7

Appendix A – Property Location Map and Site Plans Appendix B – Aerial Photographs, Topographic Maps Appendix C – ERIS Database Search Report Appendix D – Site Photographs Appendix E – Resumes of Environmental Professionals

#### INTRODUCTION

#### **Executive Summary**

The report of findings for the property located at: Still Road (Clyde Varnes Road), Columbia County, Lake City, Florida is summarized as follows:

#### **Findings**

- 1. The subject property consists of wooded land located west of Still Road (Clyde Varnes Road) and south of Interstate 10. Ignite Wireless, Inc. and CitySwitch, LLC on behalf of AT&T Mobility Corp. are proposing to build a new telecommunications facility within a 100' x 100' lease area on the west portion of the property and construct a 12' wide gravel, access drive off Still Road.
- 2. RESCOM Environmental Corp. (RESCOM) completed a site visit on September 3, 2020. No evidence of recognized environmental conditions (RECs) were noted on the subject property at the time of the site visit.
- 3. The surrounding property uses are as follows: wooded land (parent property) to the north followed by wooded land with Interstate 10 beyond; wooded land (parent property) to the east followed by Still Road (Clyde Varnes Road) with wooded, residential land (parent property) beyond; wooded land (parent property) to the south followed by wooded, residential land; wooded land (parent property) to the west followed by wooded land. No areas of environmental concerns were noted on the adjoining properties at the time of the site visit.
- 4. Based on historical information collected by RESCOM, the subject property has been undeveloped and/ or wooded land since from at least 1954. No other developed uses were identified through the historical review.
- 5. RESCOM interviewed with the property owner, Clyde Varnes regarding the use and environmental history of the subject property and requested a record search pertaining to environmental responses from the Lake City Fire Department (FD). Mr. Varnes responded that he is not aware of any environmental concerns at the subject property and that the property has always been wooded land. The FD has yet to respond to the search request.
- 6. RESCOM retained the services of Environmental Risk Information Services (ERIS) to prepare a report of reasonably ascertainable environmental records from governmental databases for the property and surrounding properties within the approximate minimum search distances specified by the American Society for Testing and Materials (ASTM) and United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) standards. The subject property is not listed in the database report as a site of environmental concern. In addition, no listings for surrounding properties were identified in the database report within ASTM search criteria.

#### Recommendations

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. It is the opinion of the Environmental Professional that no further inquiry is required.

#### **Purpose and Scope**

The purpose of this Phase I Environmental Site Assessment (ESA) is to identify historical and visual evidence of recognized environmental conditions (RECs) that may indicate the subject property and/or surrounding properties have been utilized in a manner, which could have contaminated the subject property with environmentally hazardous materials or substances. This Phase I ESA was conducted in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Standard Practice E 1527. Completion of the Phase I ESA consisted of the following activities: a visual inspection of the subject property; interviews with pertinent individuals; a review of government records; and an evaluation of past land usage including a historical search.

#### **Limitations and Exceptions**

The evaluations and conclusions presented in this report have been made to assist the client in making a reasonable assessment of risk with respect to the possible presence of environmental contamination and/or hazardous wastes at the subject property. The results of this assessment are intended only to serve as indicators of the potential for environmental impact on the subject property and its immediate vicinity. The results of this investigation do not guarantee a zero-level risk of environmental impact liability.

Our evaluations and conclusions are based on observations and interpretations of existing conditions, property history, currently available data, site usage, interviews with past and present tenants (when available) and the scope of work defined herein. The scope of this study did not include sampling and/or chemical analysis of soil and/or groundwater from the subject site. The potential for radon gas was not considered for this assessment. The results of this study cannot be used as a guarantee, warranty, or certification of the absence of any particular substance or condition, but rather, should be construed as a diligent review of available data within the time frame and scope of work established herein.

RESCOM Environmental Corp shall not be responsible for inaccurate information and conclusions drawn from such inaccurate information, provided by the client, governmental agencies, third party contractors, interviewees, or other sources. This Phase I ESA has been prepared for the exclusive use of Ignite Wireless, Inc., CitySwitch, LLC, and AT&T Mobility Corp.

#### SITE BACKGROUND

#### **Site Location and Description**

The subject property consists of wooded land located west of Still Road (Clyde Varnes Road) and south of Interstate 10 in Lake City, Florida. Ignite Wireless, Inc. and CitySwitch, LLC on behalf of AT&T Mobility Corp. are proposing to build a new telecommunications facility within a 100' x 100' lease area on the west portion of the property and construct a 12' wide gravel, access drive off Still Road. Site Maps, including a Property Location Map and Site Plans are provided in *Appendix A*.

#### **Previous Environmental Site Assessments**

No previous environmental site assessments were available for review at the time of this assessment.

#### **User Provided Information**

The Users of this Phase I ESA have been identified as Ignite Wireless, Inc., CitySwitch, LLC, and AT&T Mobility Corp. Chain-of-title records, environmental liens or activity and use limitations, specialized knowledge, commonly known or reasonably ascertainable information and valuation reduction for environmental issues were not provided by the Users at the time of this assessment. The Users provided Site Plans (*Appendix A*) of the proposed telecommunications facility development and access drive. The plans show that the subject property is located on the west part of 26.07-acre parcel (parcel # 12-3S-17-04927.000) of land classified as "Improved Agricultural Land." According to the Columbia County Property Appraiser records, the property is owned by Clyde F. Varnes and is improved with a single-family home constructed in 1986 and situated across the road, east of the subject property. The address given for the property is 535 Clyde Varnes Road, Lake City. Land coverage listed on the records include residential, timber, pastureland, swamp land and agricultural land. The Users' reasoning for performing the Phase I ESA is for due diligence purposes related to the development of a telecommunications facility and access road within a leased area of the property.

#### **Adjoining Properties**

During the site visit, surrounding properties were viewed to determine usage and to identify any observable potential environmental concerns. The site inspection did not involve accessing the adjoining properties.

Adjoining property to the north: wooded land (parent property) followed by wooded land with Interstate 10 beyond

Adjoining property to the east: wooded land (parent property) followed by Still Road (Clyde Varnes Road) with wooded, residential land (parent property) beyond

Adjoining property to the south: wooded land (parent property) followed by wooded, residential land

Adjoining property to the west: wooded land (parent property) followed by wooded land

No areas of environmental concerns were noted on the adjoining properties at the time of the site visit.

#### **SITE HISTORY**

A review of past land use was performed through a review of aerial photographs, topographic maps, and interviews. ASTM 1527 requires that all obvious property uses shall be identified from the present, back to the property's first developed use, or back to 1940, whichever is earlier. Historical resources were reviewed dating back to 1954, at that time the subject property was undeveloped and/ or wooded land; therefore, the historical review is considered complete.

#### **Aerial Photographs**

RESCOM reviewed historical aerial photographs of the subject property and surrounding properties to assist in determining past uses of the subject property. Copies of the photographs are provided in *Appendix B*.

#### Aerial Photographs, dated 1994, 1999, 2004, 2011, 2014 and 2018:

The subject property appears as undeveloped, wooded land with a house and associated outbuildings on the parent property, across the roadway to the east. The surrounding area is a mix of wooded and residential properties, a pond is to the northwest. No other significant features were observed on the aerial photographs.

#### **Topographic Maps**

RESCOM reviewed topographic maps to assist in determining past uses of the subject property. Copies of the maps are provided in *Appendix B*.

#### Topographic Maps, dated 1954, 1962, 1977, 1993, 2005, 2012 and 2018:

The subject property and adjoining properties appear in a green coloring on the 2005 and earlier maps indicating undeveloped, vegetated land. A pond is shown to the northwest, swampland in the general surrounding area, and the Osceola National Forest is mapped to the south. The 2005 map depicts the residential dwelling on the parent property to the east and the residential dwelling on the adjoining property to the south. The 2012 and 2018 maps includes an aerial photograph as a base map and shows the subject property as undeveloped, wooded land with residential properties adjoining east and south, a pond to northwest, and wooded, residential properties and swampland in surrounding area. No other significant features were observed on the topographic maps.

#### **Fire Insurance Maps**

RESCOM attempted to review fire insurance maps for the subject property. No map coverage was found available for the area of the subject property.

#### **Interview with Site Owner**

RESCOM interviewed with the property owner, Clyde Varnes on September 10, 2020 regarding the use and environmental history of the subject property. Mr. Varnes responded that he is not aware of any environmental concerns at the subject property and that the property has always been wooded land.

#### **Interview with Local Official**

RESCOM contacted the Lake City Fire Department (FD) on September 10, 2020 regarding any records on files pertaining to environmental responses at the subject property. To date, the FD has yet to respond to the search request.

#### **REGULATORY REVIEW**

RESCOM retained the services of Environmental Risk Information Services (ERIS) to prepare a report of reasonably ascertainable environmental records from governmental databases for the property and surrounding properties within the approximate minimum search distances specified by the American Society for Testing and Materials (ASTM) and United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) standards.

#### **ERIS Radius Review**

The ERIS Database Search Report, provided in *Appendix C*, includes the standard environmental record sources required by ASTM and USEPA, supplemental environmental records sources, diagrams of sites identified within the approximate minimum search distances from the property, and a description of each database searched.

The subject property is not listed in the database report as a site of environmental concern.

No listings for surrounding properties were identified in the database report within ASTM search criteria.

#### **ENVIRONMENTAL SETTING**

RESCOM reviewed a topographic map and performed a site inspection to determine the physical setting of the property. This information is useful in determining how environmental concerns might affect the subsurface environment. The topography of the area of the subject property is flat with a slope to the north-northeast. Observation of drainage patterns in the vicinity of the subject property identified a northeast flow of water towards an unnamed drainage swale, which is located ½ mile northeast of the subject property.

#### SITE RECONNAISSANCE

On September 3, 2020, RESCOM personnel conducted a visual inspection of the subject property. The reconnaissance included a walk-through of the subject property to identify evidence of the presence of contamination or other environmental concerns on the subject property. No RECs were identified at the time of the site inspection. The photographs taken during the site reconnaissance are located in *Appendix D*.

#### **Site Conditions**

The following table summarizes the observed conditions identified on the subject property at the time of the site visit.

#### **OBSERVED SITE CONDITIONS**

OBSERVATION	NO	YES	LOCATION (IF YES)
Underground Storage Tanks	X		Not Applicable
Aboveground Storage Tanks	X		Not Applicable
Septic Fields	X	·	Not Applicable

OBSERVATION	NO	YES	LOCATION (IF YES)
Drainage Systems	X		Not Applicable
Drums and Open Containers	X		Not Applicable
Dumping or Filling Activities	X		Not Applicable
Floor Drains	X		Not Applicable
Hazardous Chemical Storage	X		Not Applicable
Petroleum Hydrocarbon Containers	X		Not Applicable
Materials Spills	X		Not Applicable
Monitor/Supply/Disposal Wells	X		Not Applicable
Odors	X		Not Applicable
Stained Pavement/Soil	X		Not Applicable
PCB-Containing Electrical Transformers	X		Not Applicable
Pesticide Usage/Storage	X		Not Applicable
Pits/Ponds/Lagoons	X		Not Applicable
Pools of Liquid	X		Not Applicable
Roads/Trails with No Apparent Purpose	X		Not Applicable
Stressed Vegetation	X		Not Applicable
Toxic Substance Storage			Not Applicable
Unidentified Substance Containers			Not Applicable
Wastewater Generation			Not Applicable

#### **Utilities**

Electric and telephone connections are accessible at the subject property. No wells or indication of a septic system were observed on the subject property.

#### **CONCLUSIONS**

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of the project property referred to as Otter Bay, located at Still Road (Clyde Varnes Road), Columbia County, Lake City, Florida. Any exceptions to, or deletions from, this practice are described in section Limitations and Exceptions of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property. It is the opinion of the Environmental Professional that no further inquiry is required.

#### REFERENCES

The following resources were utilized in the preparation of this report: Aerial photographs as available from Google Earth; and topographic maps as available at USGS TopoView.

#### ENVIRONMENTAL PROFESSIONAL STATEMENT

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Swan Blachmore

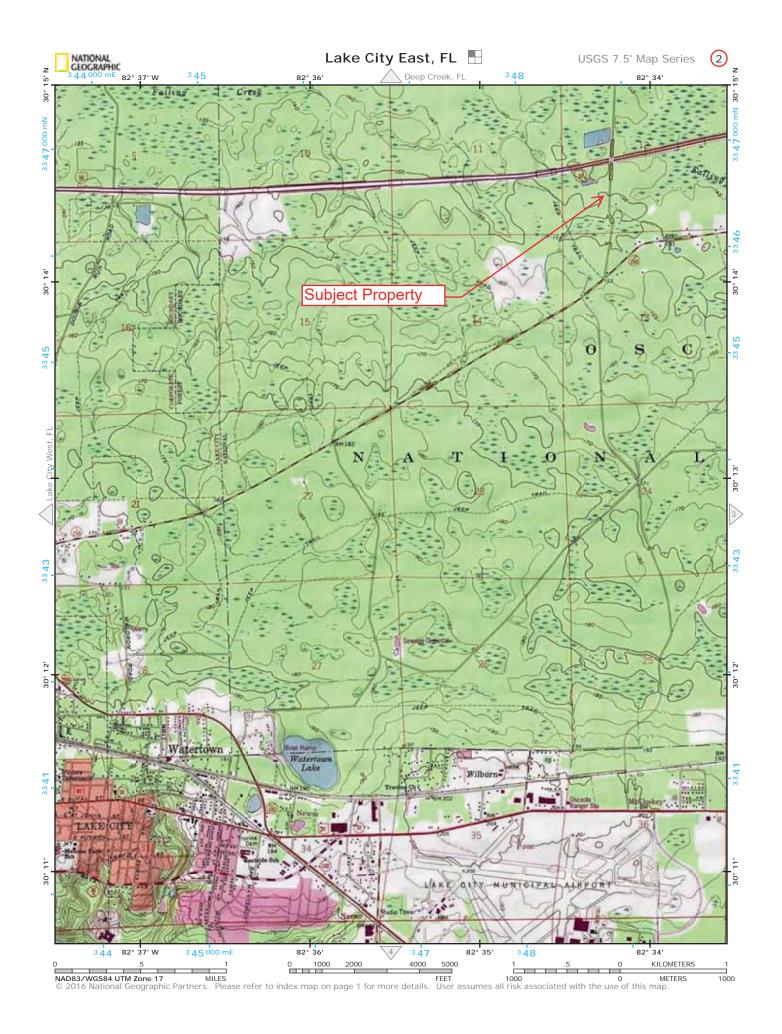
Susan Blackmore, LPG Environmental Professional Joseph P. Lee

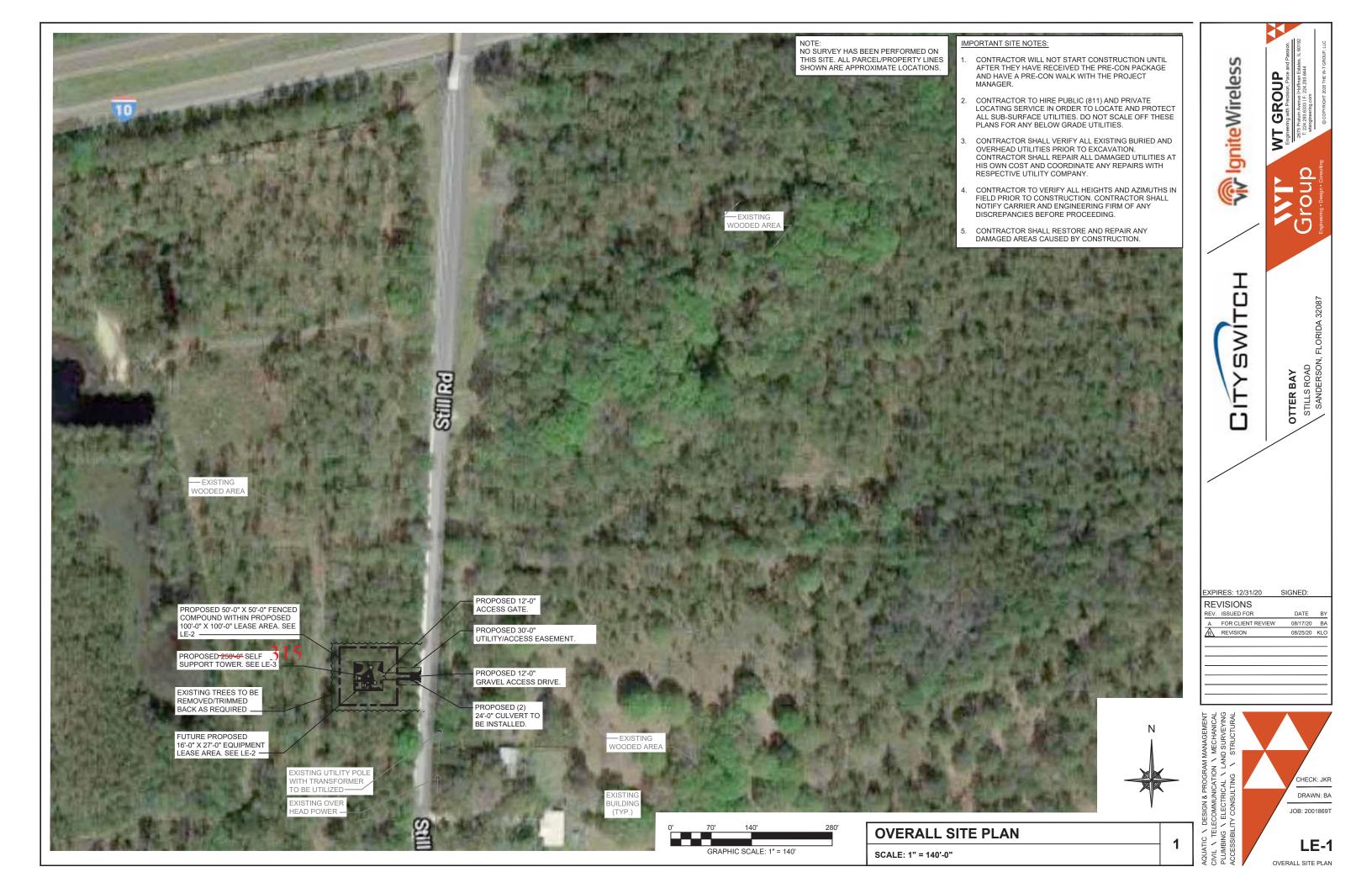
gales

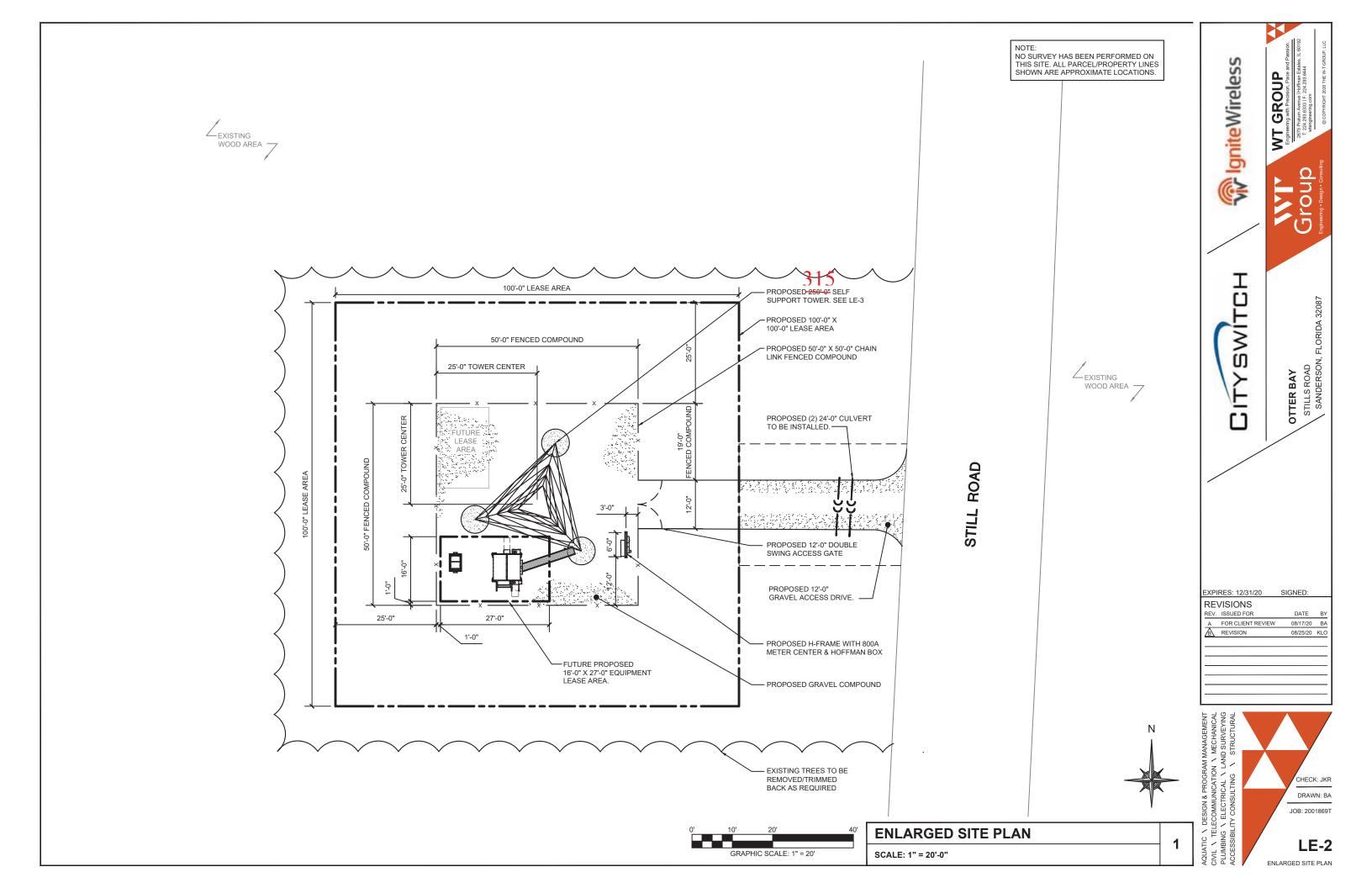
**Environmental Professional** 

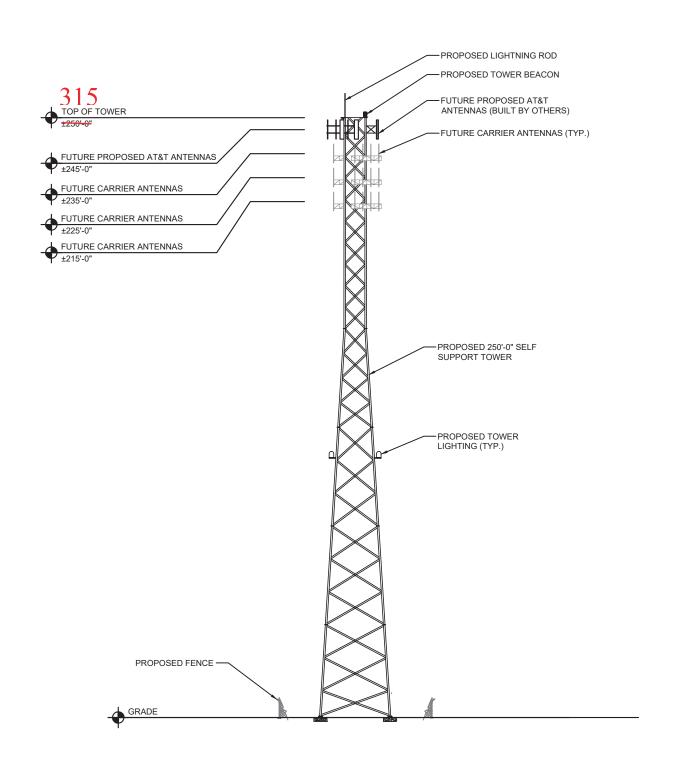
#### APPENDIX A

**Property Location Map and Site Plans** 



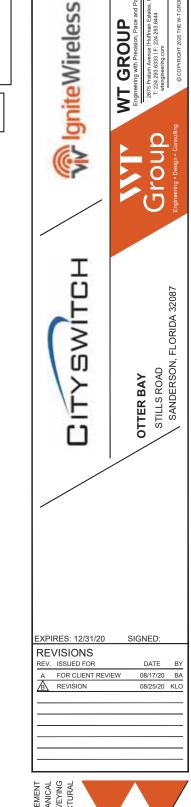






NOTE: W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL W-1'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE:
PRIOR TO CONSTRUCTION CONTRACTOR TO VERIFY FAA
REQUIREMENTS FOR LIGHTING TOWER



GRAPHIC SCALE: 1" = 40'

OWER	<b>ELEVATION</b>	

SCALE: 1" = 40'-0"

1

LE-3 TOWER ELEVATION

CHECK: JKR DRAWN: BA JOB: 2001869T

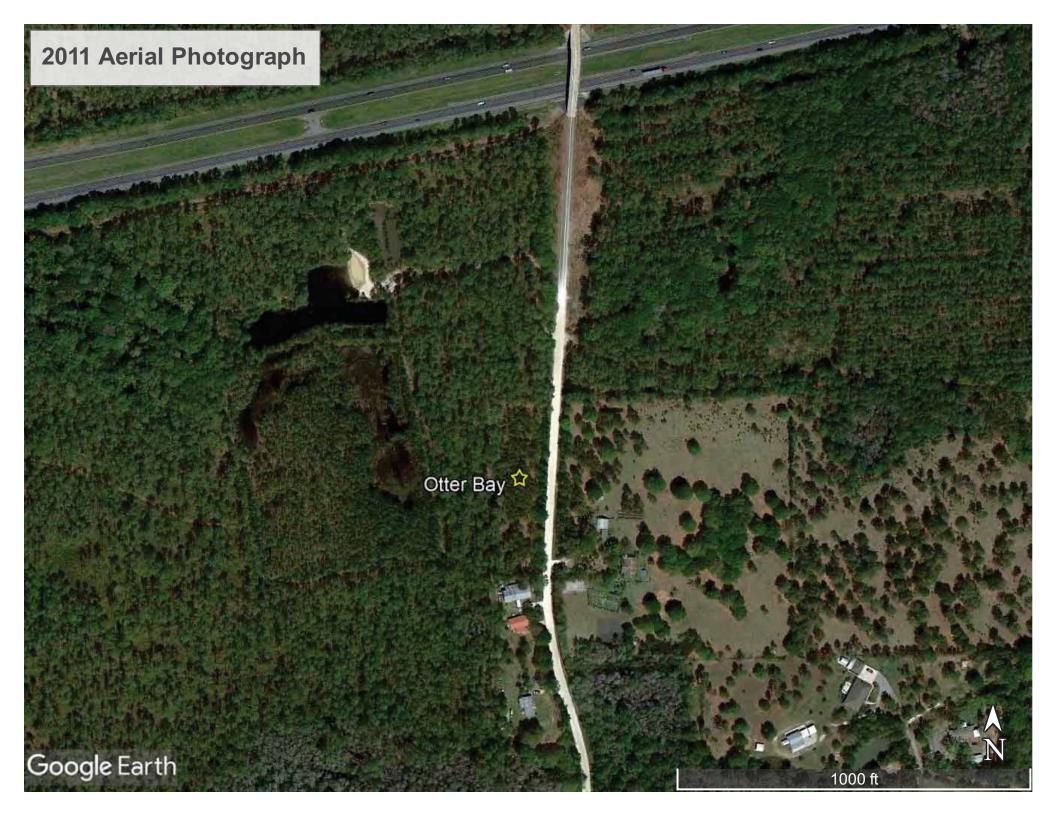
### APPENDIX B

Aerial Photographs, Topographic Maps

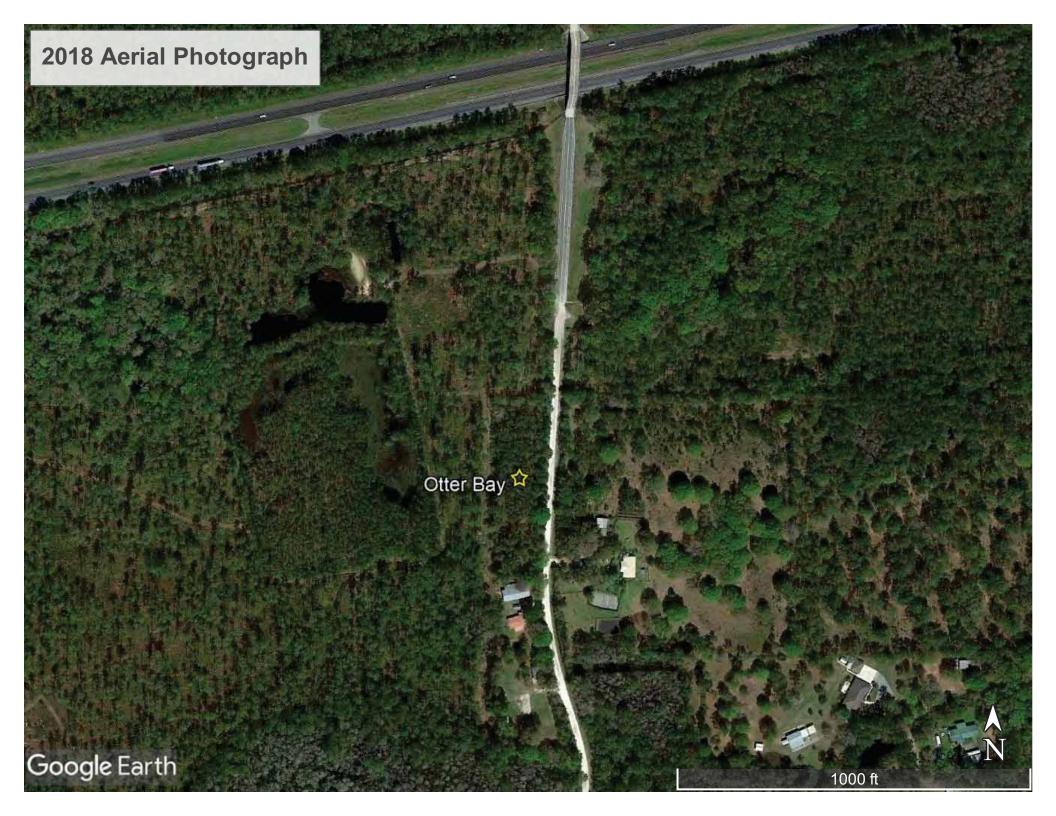


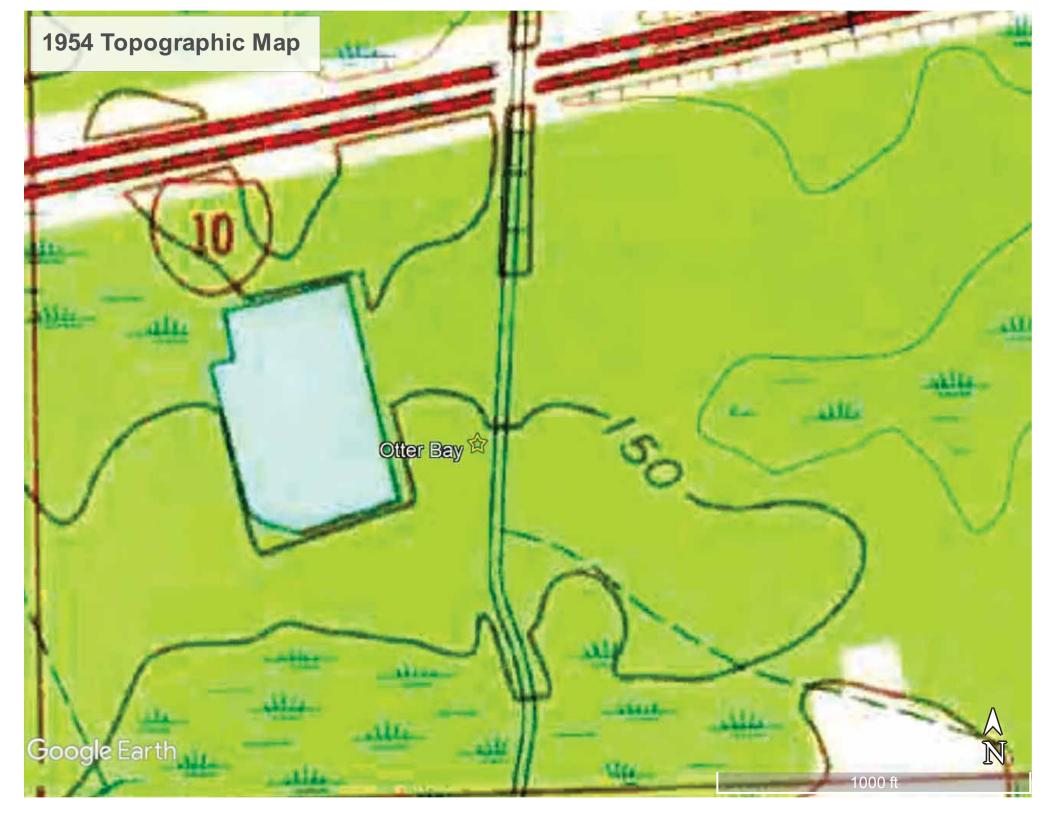


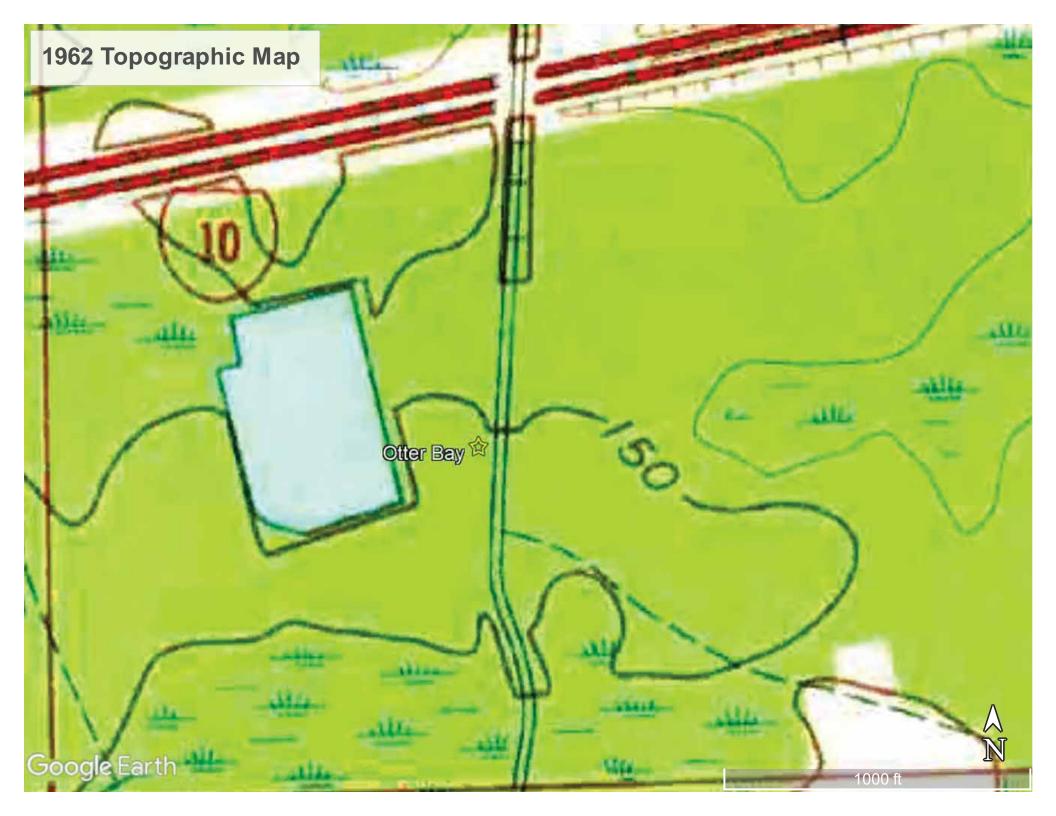


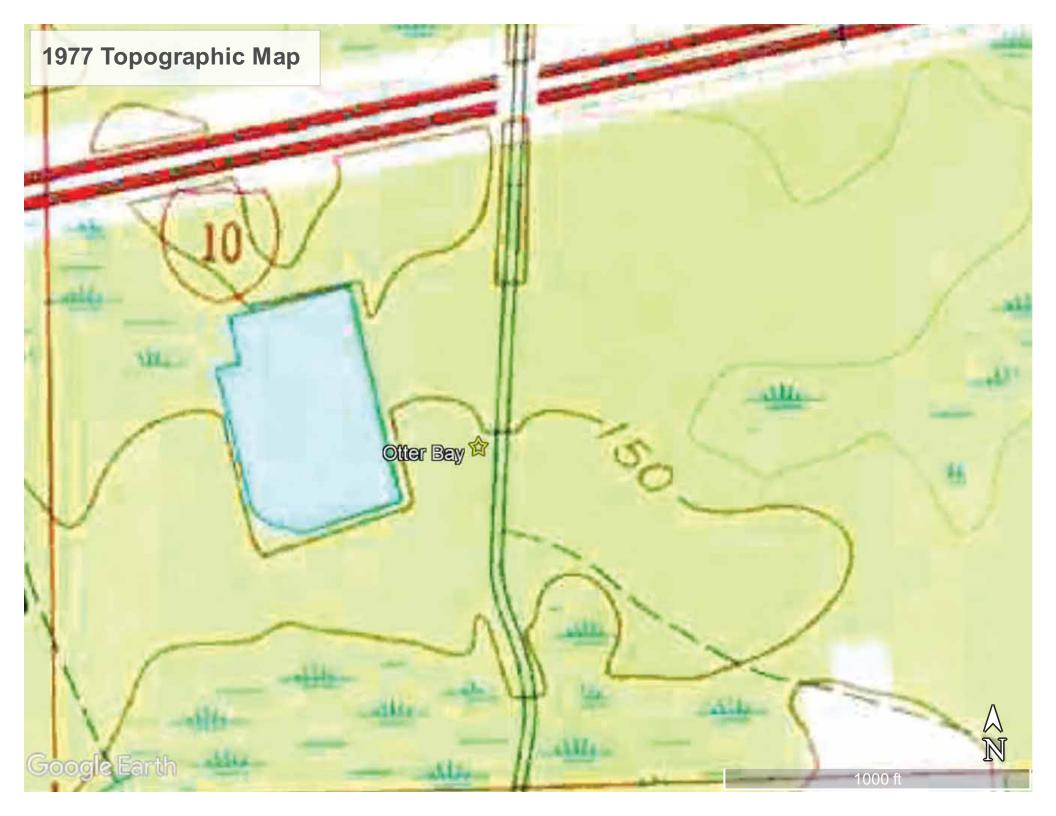


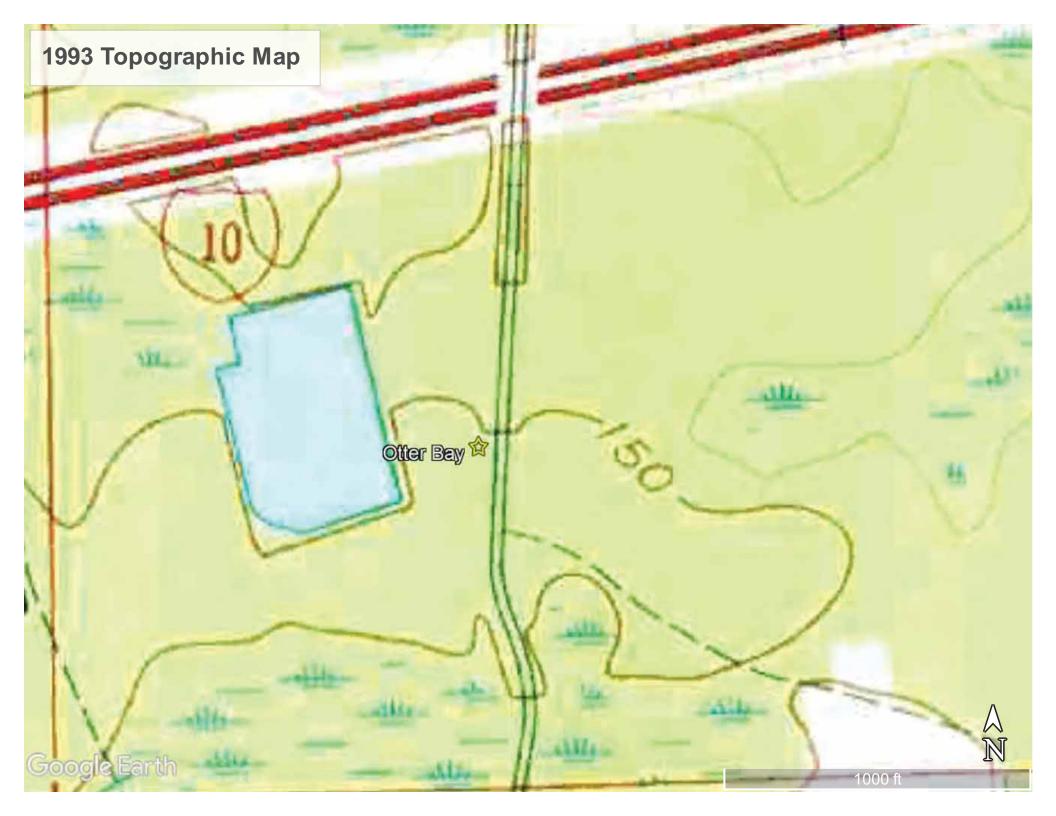


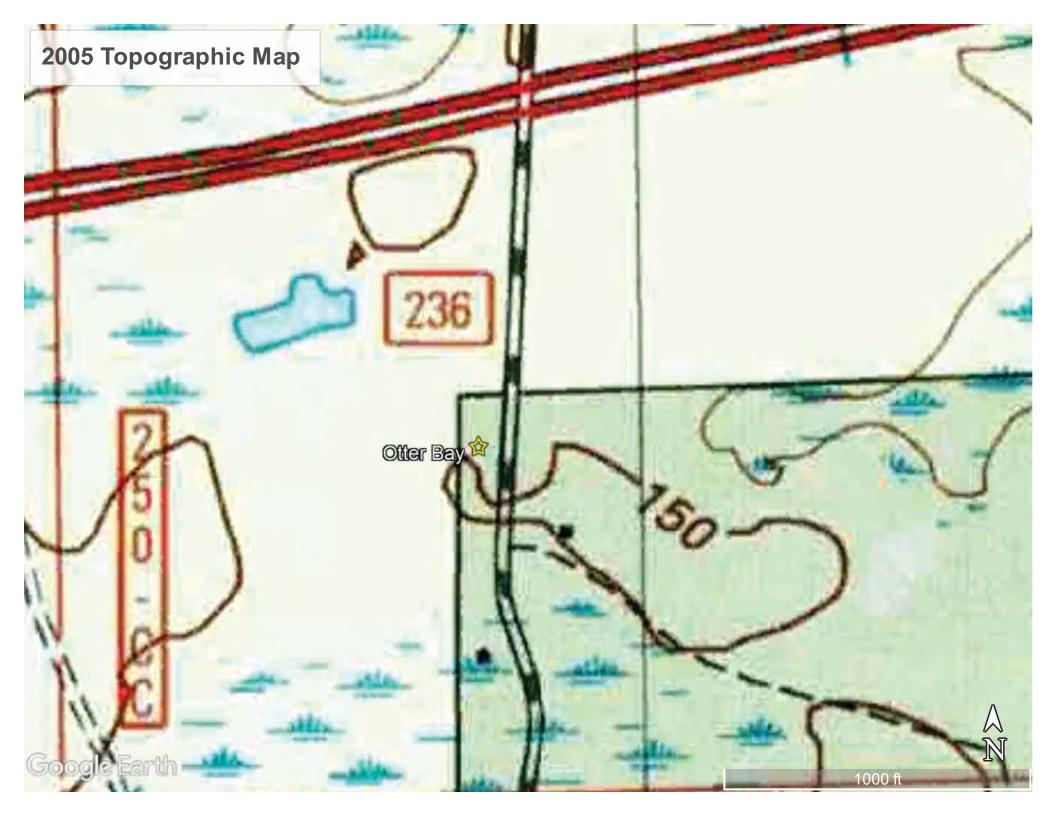


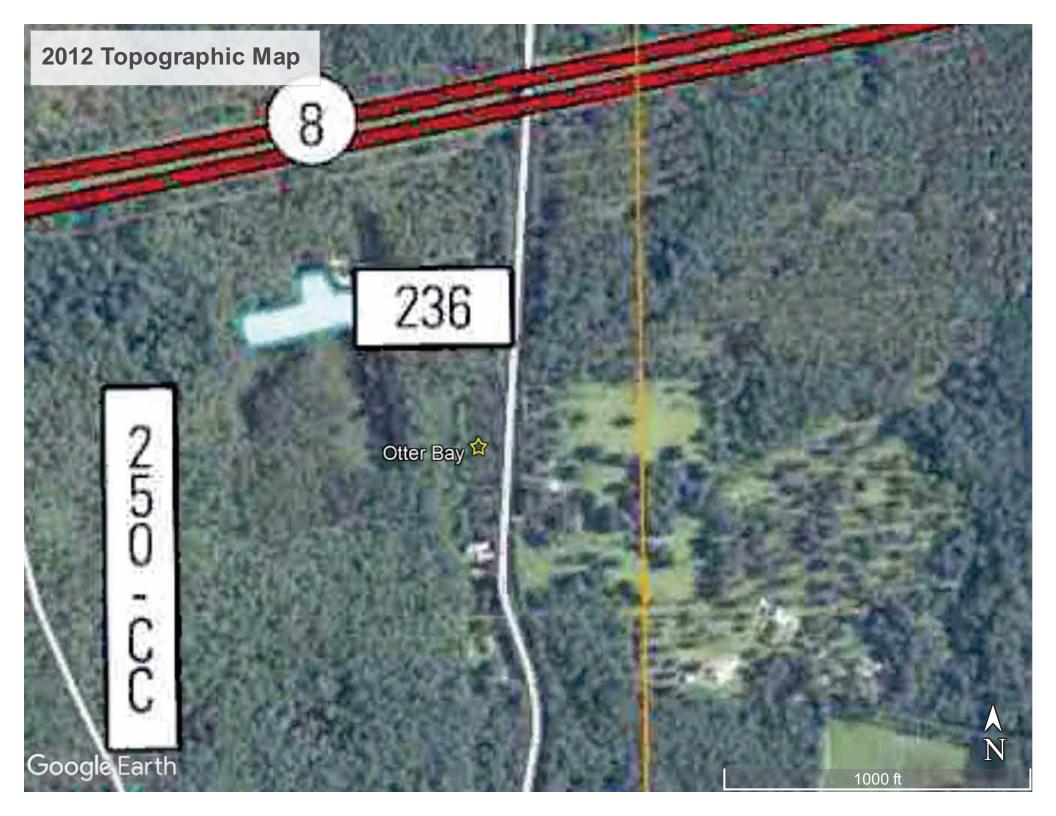














#### THE LAKE CITY REPORTER Lake City, Columbia County, Florida

Legal Copy As Published

STATE OF FLORIDA, COUNTY OF COLUMBIA.

Before the undersigned authority personally appeared Todd Wilson who on oath says that he is Publisher of the Lake City Reporter, a newspaper published at Lake City, Columbia County, Florida; that the attached copy of advertisement, being a in the matten of in the Court, was published in said newspaper in the issues of Affiant further says that The Lake City Reporter is a newspaper published at Lake City in said Columbia County, Florida, and that the said newspaper has heretofore been continuously published in said Columbia County, Florida, and has been entered as second class mail matter at the post office in Lake City, in said Columbia County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. Sworn to and subscribed before me this 5 A.D. 20 2



KATHLEEN A RIOTTO Commission # GG 229945 Expires August 20, 2022 Bonded Thru Budget Notary Services

NOTICE OF PUBLIC HEAR-CONCERNING A SPECIAL EXCEPTION AS PROVIDED tinued to one or more future FOR IN THE COLUMBIA COUNTY LAND DEVELOPMENT REGUI REGULA-TIONS BY THE BOARD OF ADJUST-MENT OF COLUMBIA COUN-TY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exceprecommendations tion, as described below, will be heard by the Board of Adjustment of Columbia County, Florida, at a public hearing on November 16, 2021 at 6:00 p.m., or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida. SE 0631, a petition by Kendal Lotze, agent for Clyde F. Varnes, owner, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated March 31, 2021 and submitted as part of a petition dated March 31, 2021, to be located on property described, as follows: A part of the SE ¼ of the SW ¼ of Section 12, Township 3 Range East, 17 South, Columbia County, Florida. Being more particularly described as follows: Begin at NW Corner of the SE ¼ of the SW ¼ of said Section 12, and run thence N. 87°03'54"E. along the north line of the SE ¼ of the SW ¼, a distance of 141.15 feet to the west right-of-way line of NE Clyde Varnes Road (A 60-foot County Maintained Public County Maintained Public Right-of-Way); Thence S.01° 25'42"W. along the west right-of-way line of NE Clyde Varnes Road, a distance of 499 feet, more or less; Thence S.87° 29'36"W. a distance of 128 feet, more or less, to the west line of the SE 1/4 of the SW 1/4; Thence N.01°30'54"E. along the west line of the SE ¼ of the SW ¼, a distance of 494.64 feet to the Point of Beginning. Containing 1.53 acres, more or

A Portion of Tax Parcel Number 12-3s-17-04927-000 The public hearing may be condate. Any interested party shall be advised that the date, time and place of any continuation of the public hearing shall be announced during the public hearing and that no further notice concerning the matter will be published, unless said continuation exceeds six calendar weeks from the date of the above referenced public hear-

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the special excep-

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours. All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such pur-pose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386) 758-1005 or by Telecommunication Device for Deaf at (386) 758-2139.

671787 November 5, 2021



## LAKE CITY REPORTER

ADVANTAGE

Take ADvantage of the Reporter Classifieds!

755-5440

#### **General Information**

Advertising copy is subject to approval by the Publisher who reserves the right to edit, reject, or classify all advertisements under appropriate headings. Copy should be checked for errors by the advertiser on the first day of publication. Credit for published errors will be allowed for the first insertion for that portion of the advertisement which was incorrect. Further, the Publisher shall not be liable for any omission of advertisements ordered to be published, nor for any general, special or consequential damages. Advertising language must comply with Federal, State or local laws regarding the prohibition of discrimination in employment, housing and public accommodations. Standard abbreviations are acceptable; however, the first word of each ad may not be abbreviated.

GARAGESALE \$17.50 4 LINES • 3 DAYS Includes 2 Signs Lack additional line \$1.65

FRIDAY, NOVEMBER 5, 2021

Placing An Ad

You can call us at 755-5440, Monday through Friday from 8:00 a.m. to 5:00 p.m.
Some people prefer to place their classified ada in person, and some ad categories
will require prepayment. Our office is located at 180 East Vous Street. Vou can also
fax or email your ad copy to the Reporter. PAV. 386-752-9400 Please direct your
copy to the Classified Department. EMAIL: dassifieds/elactivityeporter.com

Ad to Appear:	Deadline:
Tuesday	Mon., Noon
Wednesday	Tues., Noon
Thursday	Wed., Noon
Friday	Thurs., Noon
Saturday	Fri., Noon
These deadlines are subject to change without notice.	

#### Cancellations, Changes, and Billing Questions

Calification by Indigues, alto Dinilio Questions
Ad Errors: Please read your ad on the first day of publication.
We accept responsibility for only the first incorrect insertion, and only the charge for the ad space in error. Please call 7555440 immediately for prompt correction and billing adjustments.
Cancellations. Normal advertising deadlines apply for cancellation. Billing Inquiries: Call 755-5440. Should further information be required regarding payments or credit limits, your call will be transferred to the accounting department.

#### LEGALS COLUMBIA COUNTY

#### LEGALS COLUMBIA COUNTY

#### LEGALS COLUMBIA COUNTY

#### LEGALS COLUMBIA COUNTY LEGALS COLUMBIA COUNTY

| CAMPAIGNESS | A LINES \* 3 DAYS | SAME PARTY | COLUMBA COUNTY | COLUMBA C

### LEGALS COLUMBIA COUNTY

Posted on 11/5/21

## NOTICE OF PUBLIC HEARING n.M. Stubbs

Brando Digitally signed by Brandon M. Stubbs Date:

Stubbs 11:15:17 -04:00:

# BEFORE THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA.

BY THE BOARD OF ADJUSTMENT OF COLUMBIA COUNTY, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to the Columbia County Land Development Regulations as amended, hereinafter referred to as the Land Development Regulations, comments, objections and recommendations concerning the special exception, as described below, will be heard by the **Board of Adjustment** of Columbia County, Florida, at a public hearing on **November 16, 2021 at 6:00 p.m.,** or as soon thereafter as the matter can be heard, in the School Board Administrative Complex located at 372 West Duval Street, Lake City, Florida.

SE 0631, a petition by Kendal Lotze, agent for Clyde F. Varnes, owner, to request a special exception be granted as provided for in Section 4.2.34 of the Land Development Regulations to allow for a wireless communication facility as an essential service within the Agriculture-3 ("A-3") Zone District. The special exception has been filed in accordance with a site plan dated March 31, 2021 and submitted as part of a petition dated March 31, 2021, to be located on property described, as follows:

A part of the SE ¼ of the SW ¼ of Section 12, Township 3 South, Range 17 East, Columbia County, Florida. Being more particularly described as follows: Begin at NW Corner of the SE ¼ of the SW ¼ of said Section 12, and run thence N. 87°03′54″E. along the north line of the SE ¼ of the SW ¼, a distance of 141.15 feet to the west right-of-way line of NE Clyde Varnes Road (A 60-foot County Maintained Public Right-of-Way); Thence S.01°25′42″W. along the west right-of-way line of NE Clyde Varnes Road, a distance of 499 feet, more or less; Thence S.87°29′36″W. a distance of 128 feet, more or less, to the west line of the SE ¼ of the SW ¼; Thence N.01°30′54″E. along the west line of the SE ¼ of the SW ¼, a distance of 494.64 feet to the Point of Beginning.

Containing 1.53 acres, more or less.

A Portion of Tax Parcel Number 12-3s-17-04927-000

At the aforementioned public hearing, all interested parties may appear to be heard with respect to the special exception.

Copies of the special exception are available for public inspection at the Office of the County Planner, County Administrative Offices, 135 Northeast Hernando Avenue, Lake City, Florida, during regular business hours.

All persons are advised that if they decide to appeal any decision made at the above referenced public hearing, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceeding should contact Lisa K. B. Roberts, at least forty-eight (48) hours prior to the date of the hearing. Ms. Roberts may be contacted by telephone at (386)758-1005 or by Telecommunication Device for Deaf at (386)758-2139.

FOR MORE INFORMATION, CONTACT BRANDON M. STUBBS, COMMUNITY DEVELOPMENT COORDINATOR AT (386) 754-7119

